

Jessica Anderson

From: Michelle Mitton
Sent: January 4, 2021 9:06 AM
To: Jessica Anderson
Subject: FW: [EXTERNAL] - Springbank ASP's

Follow Up Flag: Follow up
Flag Status: Completed

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Tish Doyle-Morrow [REDACTED]
Sent: December 28, 2020 11:03 AM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>; plan.springbank@gmail.com
Subject: [EXTERNAL] - Springbank ASP's

Do not open links or attachments unless sender and content are known.

Re:
South Springbank Area Structure Plan
Municipal Clerk's Office
Rocky View County

I would like to comment on the proposed ASP for South Springbank.

I am disappointed to see that a great swath of environmentally sensitive land on the Springbak escarpment (Culppitts Ranch, West of 101 and North of 17th Ave) has been designated as "A Special Planning Area", with no discussion on the 'special' environmental features of this area. The only plan for this area seems to be that the City of Calgary will determine its future. My takeaway from this document is that this land will be at the mercy of the City of Calgary and developers, that the residents of Springbank directly below these lands will have no input and most importantly, the escarpment land that is home to much wildlife and significant flora will be wiped out. That the beautiful steeply graded land will be decimated in our near future. This land overlooks our community and is an incredibly significant physical marker to the lifestyle of its residents. To leave this land unprotected is a grave mistake. One only has to look at the escarpment that is part of the Springbank Hill Development in the City of Calgary to see how this area may be developed. Springbank Residents need to have a voice in all parts of development in our community. Please amend this document to reflect our concerns.

Regards, Tish Doyle Morrow

124 Westridge Park Dr
Calgary, Ab
T3Z3J8

Jessica Anderson

From: Michelle Mitton
Sent: January 4, 2021 4:05 PM
To: Jessica Anderson
Subject: FW: [EXTERNAL] - South Springbank ASP

Follow Up Flag: Follow up
Flag Status: Completed

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Monica Thomas [REDACTED]
Sent: January 4, 2021 3:31 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - South Springbank ASP

Do not open links or attachments unless sender and content are known.

Hello, I am a resident of South Springbank and would like to make a comment about the South Springbank ASP 2020 Draft.

My comments apply to pages 55 and 56 where the maps portray the wildlife connectivity. As a resident of the area I see a lot of wildlife along the steeply sloped escarpment and the forest fringe where the prairie meets the aspen forest. Moose, deer, coyotes, foxes, rumours of cougars (I have not seen those), black bears, eagles, hawks and a multitude of songbirds shelter and move through this area.

I have attached 2 maps to this e-mail that show the area I am referring to. When I see the wildlife connectivity map on page 56 overlaid with the area that I know to be heavily sloped, forested, and much used by wildlife (green overlay) I see that it is not shown as a wildlife corridor. I disagree with this map on page 56. My statement is based on living here for many years and what I and my neighbours see in our yards and in the MR areas when we are out walking or driving. The number of dead moose and deer east of the intersection of Horizon View Road and Springbank Road that are killed in car strikes are also a good indicator of the numbers of wildlife using the escarpment area and forest for movement and shelter.

Do you have other research that supports your maps placement of the wildlife connectivity linking the Bow and Elbow River valleys in the location that you have it on the page 56 map? If yes please let me know as I would like to be better informed.

I would like to point out that your map shows the area of highest wildlife connectivity overlaps the transportation and utility corridor where the West Stoney Trail ring road is being built. It may be that the wildlife will not be able to move through that corridor in the near future. Much of the aspen forest has been removed already.

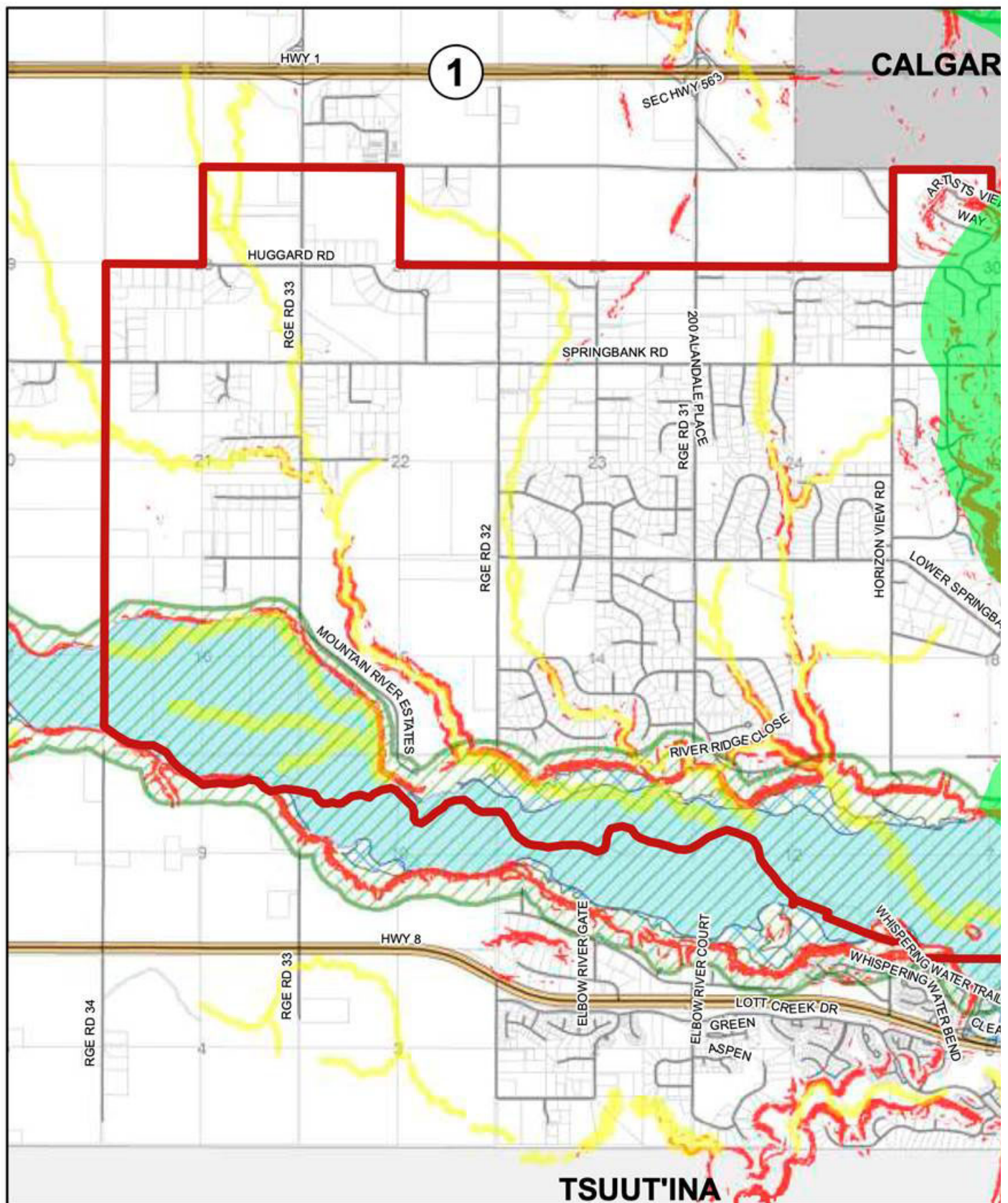
It seems to me that the animals use the cover of forest and the undeveloped steeper slopes to move between the Bow River and Elbow River Valleys.

Wildlife movement is critical to their ability to survive.

Please consider reworking the map to show the wildlife corridor along the area I have shown on these maps. Please consider setting aside some of this area for parks, trails or municipal reserve, limiting the fencing and keeping the tree cover so that wildlife can continue to move between the 2 river valleys in the North and South Springbank ASP's.

Sincerely

Monica Thomas

This map is conceptual in nature. No measurements or area calculations are provided.



Barry and Valerie Munro
317 Pinnacle Ridge Place
Calgary, AB T3Z 3N8

February 1, 2021

Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

**Re: South Springbank ASP
Bylaw C-8064-2020, File 1015-550**

Sent by Email: legislativeservices@rockyview.ca

Dear Sirs / Madam

The purpose of this letter is two-fold:

- to confirm that we have carefully read the detailed response to the South Springbank ASP that was submitted by Mr. Larry Benke and fully agree with the multiple points raised by him that need better study by the County; and
- to confirm that we gave our full permission for him to include our names in his letter as being supportive of his submission.

If for whatever reason, you determine that the tabling of our questions and concerns relating to the ASP cannot be raised by cross-reference to Mr. Benke's letter – then please advise us immediately – and we will submit our own very detailed letter in similar form to Mr. Benke's and ask for time at the public hearings to read it into the record (clearly not particularly efficient for either the County or us – so we do hope the cross-reference of support is acceptable).

Thank you for your hard work on the South Springbank ASP. It is a good start – and with your careful listening to the community – we believe it can be better.

We can be reached at [REDACTED] or at [REDACTED] if you have any questions.

Sincerely,


Barry and Valerie Munro

February 3, 2021

Zink Lands within Special Planning Area 3 (NE-17-24-2-W5, SE-17-24-2-W5)

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Regarding: South Springbank Area Structure Plan (ASP)

Bylaw C-8064-2020, File 1015-550

We would first like to thank the ASP planning team for their engagement with us throughout this process. They have answered our questions and we feel our opinions have been heard.

Our standing concern is regarding the Special Planning Area 3 land use designation and how this affects our property within it. Special Planning Area 3 is made up of dissimilar parcels from six separate private landowners as well as the Provincial Government. This differs from Special Planning Areas 1, 2, and 4, within the ASP, which have significantly fewer landowners. The Zink Lands within Special Planning Area 3 make up over half of the area (276 ac of the total 489 ac) and this alone is larger than two of the other Special Planning Areas in the ASP. The Zink Lands are positioned between the Bow Trail and 17th Avenue interchange connections planned for the future West Stoney Trail, with the 101st Street corridor running along the East side of the property. The land will serve as a key connection point and a potential hub for the area's future. For these reasons we believe consideration is warranted for the Zink Lands to be a stand-alone Special Planning Area within the ASP.

In discussions with Rocky View County Planning Administration we were given direction to engage the landowners in this area to explore new possible land use designations within Special Planning Area 3. Initial contact with adjacent landowners has revealed differing visions to those stated in SECTION 9 SPECIAL PLANNING AREAS of the ASP. Several of these owners share a common vision, while ours is distinctly different. This further strengthens our position to be separated.

The Province owned land within Special Planning Area 3 is detached from the Zink Lands by the West Stoney Trail Transportation Utility Corridor and the planned 17th Avenue interchange alignment. This land is utilized for various utilities and does not align with Special Planning Area objectives in the ASP. We feel that to achieve the intention of the Special Planning Area, the Zink Lands would be best suited as a stand-alone designation.

Our strong preference would be for the Zink Lands (NE-17-24-2-W5, SE-17-24-2-W5) to be designated as their own Special Planning Area, separate from the other five privately owned lands and the Province owned land. Future land use designation can then occur independently while also aligning with the objectives, policies, and overall vision of Special Planning Areas as defined in the ASP.

2021 marks the 100th year these lands have been in our family. We ask that Rocky View Council carefully consider our request as we work towards a vision for the next century.

Best regards,

Catherine and Joe Zink
25165 J Township Road 242

Talia Zink and Craig Johnson
24327 Lower Springbank Road

Lindsay and Angus Duncan
25165 L Township Rd 242

Valerie Zink
25165 D Township Rd 242

February 1, 2021

Planning Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

**Re: South Springbank ASP
Bylaw C-8064-2020, File 1015-550**

Sent by Email: legislativeservices@rockyview.ca

We would like to compliment Rocky View County for the overall quality of the proposed South Springbank ASP planning document. In particular, the concepts of Cluster Residential and Villa Condo Developments are progressive while remaining true to the country residential character of Springbank. It is that quality that has attracted us to live here and preserving it is important to us.

Included in the ASP are also the concepts of Special Planning Areas, namely the interface zones with the City of Calgary, and the recently introduced Urban Interface Area which is applicable to part of one property only. **The following comments register our objection to the inclusion of the Urban Interface area within the South Springbank ASP.** I will outline my logic plus offer a specific recommendation which will refer back to the Special Planning designation.

I would also like to note the enclosed comments are endorsed by 42 households in the Springbank community. A listing of signatories is enclosed by addendum to this letter.

Urban Interface Area

The draft ASP defines Urban Interface Area as *"that, by virtue of location, limited servicing requirements and adjacency to existing or planned developments, are expected to develop in the near future. These lands will generally be commercial ..."*

The ASP's definitions for Urban Interface are in fact valid arguments for rejecting commercial development on this plot. I note:

Potable Water and Wastewater Services

- 1 Potable water and wastewater services to support a commercial development at this site are non-existent. Private water services in the area are already stretched to capacity (Westridge Utilities and Poplar View Water Co-op).
- 2 Within the last year, fire fighting efforts in two adjacent residential communities (McKendrick Point and Heritage Woods) were severely limited due to a lack of functioning and/or adequate water supply (Westridge Utilities and Poplar View Water Co-op respectively). Both residences were resultingly destroyed.

Transportation Services

A healthy commercial area will depend on its ability to draw traffic and hence on an adequate transportation infrastructure.

- 1 Stoney Trail will provide only partial access to Old Banff Coach Road for traffic to/from the north. Traffic to/from the south will necessarily access this site via 101 Street (from the Stoney Trail/Bow Trail interchange).
- 2 101 Street is an undulating, two lane road, no shoulders, with numerous blind access points to individual residences and Heritage Woods. Speed limits have been restricted for safety.
- 3 The City of Calgary administers 101 Street and, when I inquired, indicated they have no plans to improve the road.
- 4 I can point at many Springbank roads, carrying much smaller traffic volumes, that have been constructed to far superior standards.

101 Street is clearly suffering from jurisdictional interface neglect.

Adjacency to Existing or Planned Developments

- 1 Adjacent lands within Rocky View County are either already developed as rural residential or are proposed as Special Planning Areas.
- 2 The former City of Calgary East Springbank plan, encompassing the area between Stoney Trail and 101 Street, envisioned no development on adjacent Calgary lands. Currently there is no ASP whatsoever for this area.
- 3 The City of Calgary has no outstanding or in-process development permits for the lands between 101 Street and Stoney Trail. Reference mapping on the City of Calgary website, confirmed further by my call to the city.

Where is the adjacent, existing or planned development?

Significant Change in Established Zoning

The subject property is currently zoned rural residential and is located immediately adjacent to extensive rural residential development. As home owners, we have invested significantly in acquiring and upgrading our properties. These investments have been made with clearly defined zoning, specifying that our immediate neighbours will be other residential developments. The proposed redesignation represents a significant and detrimental change from these expectations.

Establishing a commercial zone (that can be expected to operate extended hours) adjacent to residential neighbourhoods is inconsistent with the ASP vision for “a *country residential community*”. And it certainly doesn't respect that vision for those communities that are already established - it is a betrayal.

Gateways

The draft ASP, Map 10, identifies Old Banff Coach Road as a scenic corridor and speaks of the objective of creating a lasting first impression. I'm in full agreement with the ASP's intent and note Old Banff Coach Road is likely the most used access to South Springbank. These corridors are further specified to be “*visually attractive and maintain the open rural character of Springbank*”.

A commercial development, no matter how tastefully designed, at this site on the threshold of Springbank, can never meet the objectives stated in the ASP. Commercial developments need to make their presence known (signage, visibility) and desire to draw traffic – qualities which are inconsistent with maintaining the rural character of our community.

Special Planning Areas

The draft ASP identifies Special Planning Areas contiguous to the boundary with the City of Calgary. It is noted “*detailed land use planning is not possible until further collaboration with the City of Calgary is undertaken*”. Wise words and wise intent.

The single Urban Interface Area stands out as the lone exception to the Special Planning Area policy. Indeed, until recently, it was deemed a Special Planning Area. Why is this specific property receiving a differentiated, preferential treatment (from a developer's perspective)?

I would also like to address the “interim” use designation that is being applied to some Special Planning Areas. In 2019 a developer proposed an Auto Mall for this location. This would have been a substantial development and could not, to any reasonable definition, be construed as an interim use. Had that project proceeded, it would have been an abuse of the county's valid intent to facilitate interim uses under certain, limited circumstances.

Commercial Development at this Location

I have already noted the 2019 proposal for an Auto Mall at this location. At that time, the adjacent residential community voiced very strong opposition to that development with in excess of 200 residents objecting (many of which co-signed my letter at that time). My understanding is that Council was not furnished with that information, per standard practice for a first reading.

I note the draft ASP Urban Interface designation is intended to lay out the requirements for anticipated **commercial development** at this site. By extension from the previous commercial application, Rocky View County administration and Council can gauge the depth of negative opinion to this form of development at this particular site.

Recommendations

We strongly suggest the following changes be incorporated in the draft South Springbank ASP, as it is being considered by Council:

1. Elimination of all references to an Urban Interface Area.
2. The single, noted Urban Interface Area revert to its previous designation of Special Planning Area.
3. There be no consideration of interim uses for this plot.

Yours very truly,

A handwritten signature in blue ink, appearing to read "Larry Benke". The signature is stylized with a large, looped "L" and a cursive "Benke".

Larry M. Benke, P.Eng.; ICD.D

23 Westbluff Court
Calgary, Alberta
T3Z 3N9

ADDITIONAL SIGNATORIES ENDORSING THE ATTACHED LETTER

Denis and Elizabeth Balderston	235 Heritage Place Calgary, T3Z 3P3
Paul and Elwyn Brown	104 Artists View Drive Calgary, T3Z 3N4
Dennis and Linda Christianson	6 Springland Way Calgary, T3Z 3N6
Lewkas and Carollyne Coulson	26 Springland Way Calgary, T3Z 3N6
Carla and Scott Darling	24047 Heritage Woods Drive Calgary, T3Z 3P3
Judith Rogers Dundas	19 Westbluff Place Calgary, T3Z 3N9
Ben and Leslie Elgert	7 Westbluff Court Calgary, T3Z 3N9
Maria and Carlos Fajardo	12 Escarpment Place, Calgary, T3Z 3M8
Al and Helen Gal	11 Westbluff Court Calgary, T3Z 3N9
Dan Goldstein	24166 Heritage Woods Dr Calgary, T3Z 3P3
Jodie Gould	31 Shantara Grove Calgary, T3Z 3N2
Warren Holmes	101 Uplands Ridge SW Calgary, T3Z 3N5
Steve Horner	35 Westbluff Place Calgary, T3Z 3N9
Brad and Kathy Hubbard	24261 Westbluff Drive Calgary, T3Z 3N9

Kelly and Linda Kisio	96 Springland Manor Crescent Calgary, T3Z 3K1
June and Hood Khoo	72 Artists View Way Calgary, T3Z 3N1
Denis Kohlman	20 Pinnacle Ridge Drive Calgary, T3Z 3N7
Mark Kornak	119 Springland Manor Crescent Calgary, T3Z 3K1
Hubertus Liebrecht	210 Artists View Way Calgary, T3Z 3N1
James and Mae LoGullo	72 Artists View Way Calgary, T3Z 3N1
Lily and Paul MacKay Alma Schmidt	98 Springland Manor Crescent Calgary, T3Z 3K1
Geoff Merritt	28 Pinnacle Ridge Calgary, T3Z 3N7
Barry and Valerie Munro	317 Pinnacle Ridge Place Calgary, T3Z 3N8
Tauseef and Khadija Naqvi	73 Uplands Ridge SW Calgary, T3Z 3N5
Charlene and Terry Owen	24240 Westbluff Drive Calgary, T3Z 3N9
Trudy Pinter	79 Artists View Drive Calgary, T3Z 3N4
Steve and Lois Pohold	7 Westbluff Place Calgary, T3Z 3N9
Steve and Heather Reynish	242249 Westbluff Road Calgary, T3Z 3P2
Rochelle Rabinovitz	24194 Westbluff Drive Calgary, T3Z 3N9

Ronda Rankin Peter Sametz	24271 Westbluff Drive Calgary, T3Z 3N9
Garth and Cheryl Rhodes	31 Westbluff Place Calgary, T3Z 3N9
Tony Sabelli	59 Artist View Point T3Z 3N3
Deepak and Andrea Saini	47 Artist View Pointe Calgary, T3Z 3N3
Donna and Larry Slywka	351 Heritage Place Calgary, T3Z 3P3
Martin and Andrea Sojka	15 Westbluff Court Calgary, T3Z 3N9
Glenda and Larry Stein	243079 Westbluff Road Calgary, T3Z 3P1
Attila Varga	11McKendrick Point Calgary, T3Z 3N6
Debbie and Garth Vickery	3 Shantara Grove, Calgary, T3Z 3N2
Shelley Weiss and Gord Graham	24250 Westbluff Drive Calgary, T3Z 3N9
Cal and Edith Wenzel	329 Pinnacle Ridge Place Calgary, T3Z 3N8
Aneta Zuczek and Clayton Donhuysen	123 Solace Ridge Place Calgary, T3Z 3M9

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8064-2020, south Springbank ASP
Date: February 2, 2021 11:49:53 AM

MICHELLE MITTON, M.SC
Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

-----Original Message-----

From: Marlene Dusdal [REDACTED]
Sent: Tuesday, February 2, 2021 11:24 AM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8064-2020, south Springbank ASP

Do not open links or attachments unless sender and content are known.

As a 57 year resident of division 1 owning 320 acres of agricultural zoned land, I have the following comments to make on this ASP:

1. This ASP has not had input from area residents.
2. Agriculture land use is virtually eliminated.
3. It appears there are many errors and inconsistencies in ASP's.
4. Splitting the ASP's is contrary to resident wishes.
5. Questionable servicing strategy and increased costs- north ASP.
6. Servicing fails to address issues for new residential development.
7. Cluster residential becomes default residential land use.
8. There will be massive population increases.
9. Cluster residential will create private enclaves.
10. Commercial/industrial land use significantly expands.

Respectfully submitted

M.E. Dusdal

Sent from my iPad

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - BYLAW C-8064-2020
Date: February 3, 2021 11:28:52 AM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Scott Pasley

Sent: Wednesday, February 3, 2021 9:28 AM

To: Legislative Services Shared ; Division 2, Kim McKylor

Subject: [EXTERNAL] - BYLAW C-8064-2020

Do not open links or attachments unless sender and content are known.

Rocky View County Council:

Richard Bird has forwarded on to me his email of January 30th below.

My name is Scott Pasley and my address is [15 Clear Mountain Rise SW, Calgary, AB T3Z 3J9](#). I own a four acre lot at that address, and I too own an adjacent four acre parcel. I have lived there for 32 years.

I agree with each of the comments in Richard Bird's email, and I too strongly disagree with the proposals to substantially increase density in the area. I oppose the proposed bylaw and the draft South Springbank Area Structure Plan, and also feel that they should both be set aside for further discussion and amended significantly. I was unaware of these proposals until Richard brought them to my attention. There has clearly been a lack of communication and consultation.

If you wish to discuss further, please send me an email and we can arrange a call.

I have enclosed Richard's email. See below

Regards,
Scott Pasley

Rocky View County Council:

I am replying to an undated letter received last week from the County concerning the above referenced bylaw.

My name is Richard Bird and my address is [7 Clear Mountain Rise SW, Calgary, AB T3Z 3J9](#).

Our home sits on a four acre lot looking southwest over Lower Springbank Road, just west of the equestrian centre. My wife and I also own a second adjoining four acre lot.

We OPPOSE the bylaw and the draft South Springbank Area Structure Plan (the"Plan").

The reason for our opposition is that we believe that the Plan facilitates and encourages a form of residential development which

would substantially alter the non-urban bucolic character of the south Springbank area in general and our immediate neighbourhood in particular. This rural character is the key attribute which we, and I expect most if not all of our neighbours, sought in deciding to move from Calgary to Springbank.

When we acquired our properties in 2003 they fell within a zoning regulation which did not permit lots smaller than four acres, as did all the properties in the immediate area visible from our home. I believe that to still be the case today. There were areas to the west which were zoned for minimum two acre lots, which we consider too small to maintain "acreage" aesthetics, but at least they are not visible from our home. The majority of what can be seen from our home looking toward the mountains is the large undeveloped tract belonging to the Colpitts Ranch. We have always supposed that some day part or all of this land might be developed but we have expected that when the time comes it would be zoned the same as the adjacent four acre acreages or at least two acre lots. However, that is clearly not the intent of the Plan.

The Plan is lengthy and detailed. The Plan is described as providing an overall strategy for land use changes and, although not initially clear, a thorough reading makes plain what that strategy is - encourage the majority of further development to follow the high density "Cluster Residential" concept. By high density I mean in contrast to the current four acre and two acre zoning provisions. At first we read in the Springbank Vision that acreages will continue to be the main housing option in the community. This may be literally true but only because much of area within the Plan has already been developed as acreages, reflecting the intent of previous plans and zoning regulations, and the preference of residents, to maintain the low density aspect of the community. However it is a very misleading statement in that it conveys a sense that further development will continue to follow the historical densities for the most part, which is very clearly not the intent of the Plan.

We also read in Goal 9 that the the goal is to "respect the existing built environment, but explore the use of alternative forms of residential development, such as cluster and mixed use development." The word "explore" would lead one to believe that the cluster concept is one which is going to be examined, considered, discussed, perhaps experimented with in a limited fashion, not that it is imbedded within the Plan as the predominant direction for new development. Again, this is a very misleading statement.

The policies related to the areas designated by the Plan to be Cluster Residential indicate a maximum average density of 3/4 acre lots but with a requirement for 30% of the area to be set aside as open space. The open space requirement is a good idea which could be included in any form of further development. However, even with 30% open space the indicated density significantly exceeds that of the two acre lot size applicable to much of the existing residential development (by nearly double) and very significantly exceeds the four acre lot size density of the rest of the existing residential development (by

nearly quadruple). Worse still from a development density perspective, by increasing the open space set aside to 40% of the development the cluster lot sizes can be reduced to 1/2 acre, increasing the effective density by a further 29%. Clearly a shift in land use strategy to facilitate the cluster concept is a significant shift in development density away from the historical standards.

If the cluster concept were being proposed as an “exploration” or an experiment to be pilot tested on a limited basis, perhaps a quarter section or two, it would not be of great concern depending on where located. However, that is not what the Plan intends.

On Map 04: Existing Land Use I count by visual inspection approximately 32 quarter sections of undeveloped land, aggregating partial quarter sections where there is already some development, and excluding undeveloped land designated as Special Planning Area or for Institutional and Community Services. The undeveloped land is primarily currently designated as Agricultural with about four quarter sections currently designated as Residential but as yet undeveloped. Comparing this map with Map 05: Land Use Strategy makes the strategy very clear with the Cluster Residential Development pink area occupying most of the undeveloped land and nearly all of the large continuous undeveloped blocks of land, 22 of the 32 quarter sections. The remaining 10 undeveloped quarter sections are all that is designated as Country Residential Infill, to be developed consistent with existing density standards.

I believe that the Plan and the Bylaw should be set aside for further discussion and consideration of significant amendments. I believe that most of my neighbours and likely most existing residents would also oppose the substantial increase in density of most future development which will be enabled by the Plan, if they were aware of it; and I am concerned that the communication of this very significant change has not been thorough enough for the community at large to understand the matter.

J. Richard Bird

February 3, 2021

Landowners within and adjacent to proposed "Special Planning Area 3"

Rocky View County
Legislative Services
262075 Rocky View Point
Rocky View County, AB T4A 0X2

**Re: South Springbank ASP
Bylaw C-8064-2020, File 1015-550**

Thank you for the opportunity to comment on the proposed South Springbank Area Structure Plan (ASP). We commend the County for its work to reflect a vision in this plan that balances the potential for growth in the County with the rural characteristic so loved by its residents.

As a group of 16 landowners and residents within the plan area, we care deeply about the future of Springbank and wish to be a part of future planning efforts for this special area. Having just learned of the proposed ASP upon receipt of the notice for the Public Hearing, to better understand the impacts of this planning document on our land in an accelerated fashion, we have reviewed the document in detail and the proponent of this submission has engaged a professional planning firm to assess the proposed ASP with respect to the direction it provides.

Based on that, we respectfully oppose the proposed designation of "Special Planning Area" for "Special Planning Area 3" and ask that the County consider our request to instead designate this area as Cluster Residential. We feel this best represents a compromise that allows for a higher density on these lands being at the "fringe" of the City, while maintaining the vision of current owners who wish to maintain a rural aesthetic in this area.

Our Vision

Special Planning Area 3, which is identified on Map 5: Land Use Strategy of the proposed ASP, is in the vicinity of the future 17 Avenue / West Ring Road interchange. With City development ever-encroaching and the forthcoming opening of the West Ring Road, we have thought carefully about our land's future.

Maintaining our land's rural character is very important to us. We do not wish to see high-density residential development or high-intensity commercial development on our land. Rather, at some point in the future, we envision a **country-residential area** with a **rural aesthetic**. This could potentially incorporate some higher-density residential uses (i.e., duplexes or "**villas**") interspersed with single detached homes. This mix of housing types could allow for people of different ages and lifestyles to live in this desirable location. In addition, the preservation of some **open space** is also very important to us.

ASP Land Use Strategy

Our understanding is that the Special Planning Area category is intended to apply to areas near the City of Calgary border for which the future may be uncertain. The proposed ASP does not include an underlying land use category for our land (i.e., residential or commercial) but implies future land uses may include a higher intensity of development. With the proximity of the West Ring Road and The City of Calgary, it is possible the open-endedness in the policy could result in higher-density residential development or highway-oriented commercial development. This is not in alignment with our vision.

In addition, should we wish to pursue development and should the ASP be approved as currently proposed, any development on our land will require a major amendment to the ASP. The Special Planning Area designation effectively puts future development into question, requiring more detailed planning studies and engagement be undertaken before a more definitive land use category can be

applied. This presents a significant burden to the owners of currently undeveloped land who wish to steer any potential development towards the above noted vision.

Engagement with Adjacent Landowners

Following receipt of notification of the Public Hearing for the proposed ASP, we began talking to each other to see if anyone had participated in the ASP planning process. From our informal conversations, we learned that the vast majority of owners in this area were unaware of the planning efforts and had concerns regarding future planning for their land.

We understand it is best practice to engage landowners in areas that are under consideration for special policy direction in a more targeted and collaborative fashion. We also understand that engagement was undertaken to develop the proposed ASP, but this was not targeted to landowners in and around the Special Planning Areas. In the absence of any previous notification or discussion and given the time constraints, the undersigned have aligned on Cluster Residential as a more acceptable alternative to what is currently proposed.

Note: one landowner whose property falls within the southwest corner of proposed Special Planning Area 3 could not be reached within the available time and one has indicated they do not wish to make a decision at this time but remain open to discussion. The owners of the lands on the Eastern side of the area (bordering the eventual West Ring Road) wish to continue discussions with the County outside of this submission but support the other landowners in their desire to separate from the proposed Special Planning Area 3.

Desired Land Use Category

Given our collective vision for our land, we feel the **Cluster Residential** category, which is a land use category applied to many other areas within the proposed ASP, is most appropriate. It would allow for country residential development of a range of densities and for the preservation of open space. We feel this achieves a balance between the interests of existing residents, the County and those who may wish to further develop these lands in future.

Our Request

We respectfully request the County change our collective land use category on Map 5: Land Use Strategy from the "Special Planning Area" category to the "Cluster Residential" category prior to adoption of the South Springbank ASP. As landowners within the area, the future of our home is important to us and we would be pleased to continue our discussions with each other and the County. In the meantime, we feel the Cluster Residential category would best set the foundation to achieve our future vision and would be compatible with the surrounding area, while balancing the need for responsible development and the provision of certainty.

Should the County not wish to change the category of our land as requested, we ask that the County take additional time to consult with area residents with respect to inclusion within the Special Planning Area category.

In summary, the inclusion of our land within a Special Planning Area is unacceptable. It provides a high level of uncertainty, is restrictive, burdensome to existing landowners and paves the way for a style of development (commercial/higher density) that is not in keeping with the vision of the majority of residents in this area. We hope you will consider our proposed alternative and thank you for your consideration in this matter.

Should you wish to discuss further, the proponent of this submission (Rob Gray) can be reached at [REDACTED].

Sincerely,

Kathy Sieber (Deuka Film Exchange) / (Owner within proposed Special Planning Area 3)
24170 Township Road 242

Rob Gray (Owner within proposed Special Planning Area 3)
24166 Township Road 242

Todd and Mary Fisher (Owner within proposed Special Planning Area 3)
242086 Range Road 25

Tony and Loralie Geier (Owner within proposed Special Planning Area 3)
242114 Range Road 25

Enrico and Colleen Cappelletto (Adjacent to proposed Special Planning Area 3)
145 Westridge Park Drive

Kim Lawrence (Adjacent to proposed Special Planning Area 3)
11 West Wood Road

Dr. Norm Wellington (Adjacent to proposed Special Planning Area 3)
4 West Meadows Drive

Dr. Robert Mansell and Ms. Tina Hazard (Adjacent to proposed Special Planning Area 3)
28 West Meadows Drive

Ian Nicholson and Nicole Jardin (Adjacent to proposed Special Planning Area 3)
20 West Meadows Drive

Naomi & Kurtis Shumka (Adjacent to proposed Special Planning Area 3)
149 Westridge Park Drive

William and Joan Stedman (Adjacent to proposed Special Planning Area 3)
20 Wild Rose Drive

Jean Beach (Adjacent to proposed Special Planning Area 3)
16 Wild Rose Drive

Ed and Tamara Bender (Adjacent to proposed Special Planning Area 3)
16 West Meadows Drive

Dr. Keith and Rhonda Lawson (Adjacent to proposed Special Planning Area 3)
48 Wild Rose Drive

Brent and Kelly Albrecht (Adjacent to proposed Special Planning Area 3)
12 Wild Rose Drive

Georges Abboud (Adjacent to proposed Special Planning Area 3)
4 Wild Rose Dr.

February 1, 2021

Planning Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

**Re: South Springbank ASP
Bylaw C-8064-2020, File 1015-550**

Sent by Email: legislativeservices@rockyview.ca

We would like to compliment Rocky View County for the overall quality of the proposed South Springbank ASP planning document. In particular, the concepts of Cluster Residential and Villa Condo Developments are progressive while remaining true to the country residential character of Springbank. It is that quality that has attracted us to live here and preserving it is important to us.

Included in the ASP are also the concepts of Special Planning Areas, namely the interface zones with the City of Calgary, and the recently introduced Urban Interface Area which is applicable to part of one property only. **The following comments register our objection to the inclusion of the Urban Interface area within the South Springbank ASP.** I will outline my logic plus offer a specific recommendation which will refer back to the Special Planning designation.

I would also like to note the enclosed comments are endorsed by 42 households in the Springbank community. A listing of signatories is enclosed by addendum to this letter.

Urban Interface Area

The draft ASP defines Urban Interface Area as *"that, by virtue of location, limited servicing requirements and adjacency to existing or planned developments, are expected to develop in the near future. These lands will generally be commercial ..."*

The ASP's definitions for Urban Interface are in fact valid arguments for rejecting commercial development on this plot. I note:

Potable Water and Wastewater Services

- 1 Potable water and wastewater services to support a commercial development at this site are non-existent. Private water services in the area are already stretched to capacity (Westridge Utilities and Poplar View Water Co-op).
- 2 Within the last year, fire fighting efforts in two adjacent residential communities (McKendrick Point and Heritage Woods) were severely limited due to a lack of functioning and/or adequate water supply (Westridge Utilities and Poplar View Water Co-op respectively). Both residences were resultingly destroyed.

Transportation Services

A healthy commercial area will depend on its ability to draw traffic and hence on an adequate transportation infrastructure.

- 1 Stoney Trail will provide only partial access to Old Banff Coach Road for traffic to/from the north. Traffic to/from the south will necessarily access this site via 101 Street (from the Stoney Trail/Bow Trail interchange).
- 2 101 Street is an undulating, two lane road, no shoulders, with numerous blind access points to individual residences and Heritage Woods. Speed limits have been restricted for safety.
- 3 The City of Calgary administers 101 Street and, when I inquired, indicated they have no plans to improve the road.
- 4 I can point at many Springbank roads, carrying much smaller traffic volumes, that have been constructed to far superior standards.

101 Street is clearly suffering from jurisdictional interface neglect.

Adjacency to Existing or Planned Developments

- 1 Adjacent lands within Rocky View County are either already developed as rural residential or are proposed as Special Planning Areas.
- 2 The former City of Calgary East Springbank plan, encompassing the area between Stoney Trail and 101 Street, envisioned no development on adjacent Calgary lands. Currently there is no ASP whatsoever for this area.
- 3 The City of Calgary has no outstanding or in-process development permits for the lands between 101 Street and Stoney Trail. Reference mapping on the City of Calgary website, confirmed further by my call to the city.

Where is the adjacent, existing or planned development?

Significant Change in Established Zoning

The subject property is currently zoned rural residential and is located immediately adjacent to extensive rural residential development. As home owners, we have invested significantly in acquiring and upgrading our properties. These investments have been made with clearly defined zoning, specifying that our immediate neighbours will be other residential developments. The proposed redesignation represents a significant and detrimental change from these expectations.

Establishing a commercial zone (that can be expected to operate extended hours) adjacent to residential neighbourhoods is inconsistent with the ASP vision for “a *country residential community*”. And it certainly doesn’t respect that vision for those communities that are already established - it is a betrayal.

Gateways

The draft ASP, Map 10, identifies Old Banff Coach Road as a scenic corridor and speaks of the objective of creating a lasting first impression. I’m in full agreement with the ASP’s intent and note Old Banff Coach Road is likely the most used access to South Springbank. These corridors are further specified to be “*visually attractive and maintain the open rural character of Springbank*”.

A commercial development, no matter how tastefully designed, at this site on the threshold of Springbank, can never meet the objectives stated in the ASP. Commercial developments need to make their presence known (signage, visibility) and desire to draw traffic – qualities which are inconsistent with maintaining the rural character of our community.

Special Planning Areas

The draft ASP identifies Special Planning Areas contiguous to the boundary with the City of Calgary. It is noted “*detailed land use planning is not possible until further collaboration with the City of Calgary is undertaken*”. Wise words and wise intent.

The single Urban Interface Area stands out as the lone exception to the Special Planning Area policy. Indeed, until recently, it was deemed a Special Planning Area. Why is this specific property receiving a differentiated, preferential treatment (from a developer’s perspective)?

I would also like to address the “interim” use designation that is being applied to some Special Planning Areas. In 2019 a developer proposed an Auto Mall for this location. This would have been a substantial development and could not, to any reasonable definition, be construed as an interim use. Had that project proceeded, it would have been an abuse of the county’s valid intent to facilitate interim uses under certain, limited circumstances.

Commercial Development at this Location

I have already noted the 2019 proposal for an Auto Mall at this location. At that time, the adjacent residential community voiced very strong opposition to that development with in excess of 200 residents objecting (many of which co-signed my letter at that time). My understanding is that Council was not furnished with that information, per standard practice for a first reading.

I note the draft ASP Urban Interface designation is intended to lay out the requirements for anticipated **commercial development** at this site. By extension from the previous commercial application, Rocky View County administration and Council can gauge the depth of negative opinion to this form of development at this particular site.

Recommendations

We strongly suggest the following changes be incorporated in the draft South Springbank ASP, as it is being considered by Council:

1. Elimination of all references to an Urban Interface Area.
2. The single, noted Urban Interface Area revert to its previous designation of Special Planning Area.
3. There be no consideration of interim uses for this plot.

Yours very truly,

A handwritten signature in blue ink, appearing to read "Larry Benke". The signature is stylized with a large, looped "L" and a cursive "Benke".

Larry M. Benke, P.Eng.; ICD.D

23 Westbluff Court
Calgary, Alberta
T3Z 3N9

ADDITIONAL SIGNATORIES ENDORSING THE ATTACHED LETTER

Denis and Elizabeth Balderston	235 Heritage Place Calgary, T3Z 3P3
Paul and Elwyn Brown	104 Artists View Drive Calgary, T3Z 3N4
Dennis and Linda Christianson	6 Springland Way Calgary, T3Z 3N6
Lewkas and Carollyne Coulson	26 Springland Way Calgary, T3Z 3N6
Carla and Scott Darling	24047 Heritage Woods Drive Calgary, T3Z 3P3
Judith Rogers Dundas	19 Westbluff Place Calgary, T3Z 3N9
Ben and Leslie Elgert	7 Westbluff Court Calgary, T3Z 3N9
Maria and Carlos Fajardo	12 Escarpment Place, Calgary, T3Z 3M8
Al and Helen Gal	11 Westbluff Court Calgary, T3Z 3N9
Dan Goldstein	24166 Heritage Woods Dr Calgary, T3Z 3P3
Jodie Gould	31 Shantara Grove Calgary, T3Z 3N2
Warren Holmes	101 Uplands Ridge SW Calgary, T3Z 3N5
Steve Horner	35 Westbluff Place Calgary, T3Z 3N9
Brad and Kathy Hubbard	24261 Westbluff Drive Calgary, T3Z 3N9

Kelly and Linda Kisio	96 Springland Manor Crescent Calgary, T3Z 3K1
June and Hood Khoo	72 Artists View Way Calgary, T3Z 3N1
Denis Kohlman	20 Pinnacle Ridge Drive Calgary, T3Z 3N7
Mark Kornak	119 Springland Manor Crescent Calgary, T3Z 3K1
Hubertus Liebrecht	210 Artists View Way Calgary, T3Z 3N1
James and Mae LoGullo	72 Artists View Way Calgary, T3Z 3N1
Lily and Paul MacKay Alma Schmidt	98 Springland Manor Crescent Calgary, T3Z 3K1
Geoff Merritt	28 Pinnacle Ridge Calgary, T3Z 3N7
Barry and Valerie Munro	317 Pinnacle Ridge Place Calgary, T3Z 3N8
Tauseef and Khadija Naqvi	73 Uplands Ridge SW Calgary, T3Z 3N5
Charlene and Terry Owen	24240 Westbluff Drive Calgary, T3Z 3N9
Trudy Pinter	79 Artists View Drive Calgary, T3Z 3N4
Steve and Lois Pohold	7 Westbluff Place Calgary, T3Z 3N9
Steve and Heather Reynish	242249 Westbluff Road Calgary, T3Z 3P2
Rochelle Rabinovitz	24194 Westbluff Drive Calgary, T3Z 3N9

Ronda Rankin Peter Sametz	24271 Westbluff Drive Calgary, T3Z 3N9
Garth and Cheryl Rhodes	31 Westbluff Place Calgary, T3Z 3N9
Tony Sabelli	59 Artist View Point T3Z 3N3
Deepak and Andrea Saini	47 Artist View Pointe Calgary, T3Z 3N3
Donna and Larry Slywka	351 Heritage Place Calgary, T3Z 3P3
Martin and Andrea Sojka	15 Westbluff Court Calgary, T3Z 3N9
Glenda and Larry Stein	243079 Westbluff Road Calgary, T3Z 3P1
Attila Varga	11McKendrick Point Calgary, T3Z 3N6
Debbie and Garth Vickery	3 Shantara Grove, Calgary, T3Z 3N2
Shelley Weiss and Gord Graham	24250 Westbluff Drive Calgary, T3Z 3N9
Cal and Edith Wenzel	329 Pinnacle Ridge Place Calgary, T3Z 3N8
Aneta Zuczek and Clayton Donhuysen	123 Solace Ridge Place Calgary, T3Z 3M9

February 1, 2021

Legislative Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Re: *South Springbank ASP*
File Number: 1015-550
Bylaw: C-8064-2020

To whom it may concern:

Please accept this letter as a formal request to register our opposition for the approval of the South Springbank Area Structure Plan as it is currently outlined within Bylaw C-8064-2020. Upon investigating the County's development plans we have been made aware of some material changes of concern to what was previously a Special Planning Area. The change to Urban Interface Area does not meet our understanding of the overall development plan in conjunction to our private property and residential community, nor what is outlined in the Springbank development plan. Specifically, the zoning changes of the NE-20-24-2W5 or corner west of 101 street and south Banff Coach Road. This change directly affects our residential community Heritage Woods (closest one to the proposed development area) in a negative manner if not developed in support and approval by existing local residents. The change in the development plan to Urban Interface Area at this location removes restrictions on development criteria and as the result risks our community having a development that is open ended, subject to interpretation and not in line with our desire to maintain the value of our country residential homes and acreages. The result is that void of significant modifications to the existing plan and reverting the land back to Special Planning Area this plan, which would include amongst other things proper engagement and developmental support from the community; property values, environmental reserve impact and overall quality of life in the area are at risk due to the broadness of the re-designation of this land.

To highlight main concerns in level of importance please consider the following:

Traffic & Safety

The proposal for a commercial development on Urban Interface land will undoubtedly result in a significant increase in urban traffic volumes. With the West Ring Road construction, we have already seen that 101 Street traffic volumes have increased substantially without any increase in safety measures or even proactive evaluation by Rockyview County or the City of Calgary. The planned partial access to the Stoney Trail from Old Banff Coach Road, coupled with the plan of full access via Bow Trail/Stoney Trail intersection (directly located adjacent to our community) will present a horrifyingly dangerous speed way of flow through traffic that will connect patrons from North and South Springbank and now the City on what should be, a secondary residential road. This will have a serious impact on road noise, maintenance and

traffic accident frequency and most of all; an increase in unwanted visitors into our community. The Heritage Woods subdivision has a single hidden egress with both north and south blindspots for entry and exit as it was designed (void of a traffic circle or lights) solely for the residents of Heritage Woods. It is also the Rocky View school bus route pick up location for our children. Buses have had various near miss collisions turning on to Heritage drive as the result of increased diversion traffic. The development plan will increase these risk factors for our children.

We have three girls Ella (6), Sophia (3) and Charlotte (7 Months). Over the last 12 to 18 months we have witnessed an increase of non community vehicles entering our private community at high speed as well as the public using our cul de sacs as a private place trade and do drugs while also trespassing on neighboring properties. This has been a direct result of traffic on 101 street and the eventual attraction of more non community visitors to the area directly correlated to the commercial development plan will only increase the frequency and risk for our kids. People doing test drives up and down our side streets and up and down Heritage Drive, will populate our community roads with non Rockyview traffic on roads that previously were/ are seen as a safe place for kids to play road hockey and ride bicycles.

In addition to this, over the last 3 months we have seen an increase in urban crime within the community where traffic flow seems to funnel criminals into what was a small hidden community that was mainly self-policed. We have had both auto and home evasions as well as various outdoor property thefts.

Is there a planned increase in RCMP dispatching into Heritage Woods as part of the new development plan?

Property value, assessments, taxes

When we look at residential developments and in particular the larger 2 acre developments (which both sections of the Bylaw should fall under), these areas have minimal outside disturbance when it comes to environment and noise. We have like our neighbors personally invested great amounts for capital into our land, our home and our property to ensure that we have a quiet country residential acreage. With limited street lighting, noise, and an adhesion to keeping our area as natural as possible. It is the value in our properties and why the areas surrounding country residential should be limited to minimum 2 acre spaces. With that said, any commercial development should follow a similar type of model as the residential spaces that surround them. The idea of cutting a whole giant section of trees and placing flat top pavement on a giant location with night lighting does not fit the area and will greatly diminish the investments that we as a community have made to build a quiet, peaceful and contextual place to live. Without a proper commercial and residential development plan that fits the context of the surrounding area or that integrates with our community the value of our properties is at stake.

Is there anything that can be provided to residence in compensation for light pollution, decreased property values, road noise? Is there any compensation that would be enough? Is there a way that we can work development in conjunction with the communities that are around this development to have the plan integrate with our current living environment?

Wildlife

There is a natural wildlife migration between the Bow River and the Elbow River. Further development will eliminate required natural reserve areas around our community trapping predators and prey in our yards and neighborhood. Without a significant wildlife corridor, we are increasing the risk to our households once again, as it can be assumed that our natural community (that is made up of 2 acre lots) will become a safe haven for animals looking to make this cyclical and biological transition from one watershed to the other. Full commercial development, as proposed with Urban Interface Area, presents an urban wall that will close off the mitigation pathway of animals moving North from the Elbow River (endangering Heritage Woods residents) and South from the Bow (endangering Artist View and Upland residents) and West from greater Rockyview (endangering Springland residents).

Is there a wildlife corridor integration plan for the North South development?

Is there a development option to have mild integrations of commercial where the full (previously zoned Special Planning Area) could be integrated within the woodlands and linked to future 2 acre lot development south of the coulee/ravine?

Perhaps the idea of "Country Commercial" or "Commercial Light"?

Final thoughts

As the city development moves further west, it is something that we as residents need to accept. With this said, it is only through engagement and support from the community that proper development can be mapped out. The change from Special Planning Area to Urban Interface was one that was not done with the support of the community, with little notice and has caused us to question how and why the County thinks this is acceptable. If supported through engagement by areas communities, you would not have the objections you will see this week nor would these objections be as fierce and far reaching. It would be diligent to see if the feelings we have in Heritage Woods are supported by other neighboring communities like Springland, Artist View or even Uplands. Perhaps we as residents could provide guidance on what we would like to see rather than having a landowner find a work around using the County. With the past redesignation, the landowner and county representatives have been able to convert this privately own property into a zoning criterion that will allow the owner to maximize the value of their asset all at the direct cost of decreasing the value of ours. There is a way to develop these properties however it is best done as a community rather than as individuals.

I welcome further discussion as I would like to help bridge the gap between our community and those, who we hope are looking to become part of our community.

The Wanchulak Family
123 Heritage Place



From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C8064-2020
Date: February 3, 2021 4:47:06 PM

MICHELLE MITTON, M.SC
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Brenda Kos [REDACTED]
Sent: February 3, 2021 4:22 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C8064-2020

Do not open links or attachments unless sender and content are known.

I am opposed to this bylaw C8064-2020

Thank you
Brenda Kos

Sent from my iPad

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Oppose Bylaw C-8064-2020
Date: February 3, 2021 4:39:59 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Carolyn Schmid
Sent: February 3, 2021 4:15 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Oppose Bylaw C-8064-2020

Do not open links or attachments unless sender and content are known.

Good afternoon,

I am writing to you in opposition to Bylaw C-8064-2020, specifically in relation to the proposal of higher density development in our community. We are not in support of this development. Our family lives in Rockyview in the community of Sterling Springs.

Thank you,

Carolyn Schmid & Clayton Shular

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - Opposing Bylaw C-8064-2020
Date: February 3, 2021 3:18:16 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Chris Jackson

Sent: Wednesday, February 3, 2021 3:00 PM

To: Legislative Services Shared

Subject: [EXTERNAL] - Opposing Bylaw C-8064-2020

Do not open links or attachments unless sender and content are known.

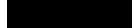
As a resident of Sterling Springs, I oppose Bylaw C-8064-2020.

Best Regards,

Chris Jackson

88 Sterling Springs Cres

T3Z 3J7



Attention Legislative Services Office, BYLAW C-8031-2020

With regards of the Public Hearing on February 16, 2020. I, Claudia Magdaleno oppose to the proposed bylaw to adopt the South Springbank area Structure Plan.

We moved to an area considered for residential land use, not Industrial. The increment of noise and traffic will decrease the quality of life of us who decided to live in a neighborhood that is safely isolated from denser areas.

It will also decrease the peacefulness of the area and the habitat we currently have for wildlife.

Regards,

Claudia Magdaleno
25 Artists View Gate Calgary AB T3Z3N4



From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8064-2020
Date: February 3, 2021 2:29:37 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Dan Horner

Sent: Wednesday, February 3, 2021 2:23 PM

To: Legislative Services Shared

Cc: Hanna Horner

Subject: [EXTERNAL] - Bylaw C-8064-2020

Do not open links or attachments unless sender and content are known.

Good afternoon.

I reside at 68 Sterling Springs Cres SW, within the area and affected by the above by-law

Please be advised that I am ***Opposed to*** the proposed bylaw. Your cluster residential area that you propose is too massive for the idyllic rural setting in Springbank. The public school system is already bursting at the seams and would be unable to support the massive number of families moving into the area. A private school is not the answer as many still cannot afford the price of a private education. Cluster residential area will also be unsustainable in terms of water and sewage. Area structure studies support minimum 2 acre lots. Such a development would be entirely inconsistent with the existing and established development in the area

The amount of traffic would also increase exponentially making it difficult to enjoy the natural preserve that we have out here not too mention the increase danger to children, cyclists and pedestrians. This would also increase the light pollution as we continually add in lights and traffic lights as well as noise pollution due to the volume of traffic.

Plus a large portion of the Murray Lands are set aside as a Natural Preserve. This is obviously ignored in your ByLaw

Regards.

Dan Horner.

Sent from my iPhone

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - re: Bylaw C-8064-2020
Date: February 1, 2021 1:10:33 PM

MICHELLE MITTON, M.SC
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: David Cenaiko [REDACTED]
Sent: January 29, 2021 6:27 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - re: Bylaw C-8064-2020

Do not open links or attachments unless sender and content are known.

Dear Sirs;
I would like to express my utter disappointment with this proposed bylaw.
It does not represent the values and wishes of any of my neighbours here in South Springbank.
I find it difficult to understand why you would try to force this issue with so little citizen support.
Thank you
David Cenaiko

February 2, 2021

Legislative Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Re: South Springbank ASP
File Number: 1015-550
Bylaw: C-8064-2020

Dear Sir:

We would like to register our strong opposition to approval of the subject Bylaw dealing with the South Springbank Area Structure Plan, as written. The basis of our opposition is related to the change in a portion of the originally proposed Special Planning Area 2 to Urban Interface Area, specifically the portion of the NE 20-24-2W5 bounded on the north by Old Banff Coach Road, on the east by 101 Street West and on the south by the power line right of way.

I would also like to note the following comments are endorsed by 37 households in the South Springbank community. A listing of signatories is appended to this letter.

Some of the reasons behind our opposition follow:

Springbank Vision

The following vision statement and goals are contained in the South Springbank ASP and provides an idea of what Springbank could look like in the future:

'... Springbank will principally offer a tranquil rural lifestyle.... Further development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management. Acreages will continue to be the main housing option in the community... Transition from urban development in Calgary will be effectively planned to ensure compatibility with Springbank's unique character. New development shall utilize efficient servicing and transportation infrastructure to ensure that growth is fiscally and environmentally sound.'

Additionally, there are goals that guide the South Springbank ASP. These goals are based on several factors:

- policy direction of the Interim Growth Plan, the Municipal Development Plan (County Plan), and the Intermunicipal Development Plan;
- the existing physical characteristics of the area; and
- the key issues, constraints, and opportunities identified during the planning process.

The goals center around Land Use Strategy which is to:

1. Continue to develop South Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed in appropriate locations.

2. *Promote a strong sense of place by preserving heritage assets and expanding community focal points, open space connections, and recreational opportunities.*
3. *Ensure an ordered approach to development through the implementation of well-defined land use areas, together with appropriate transition between land uses.*
4. *Support the County's goal of achieving financial sustainability through rational extensions of development and diversification of the tax base in the Springbank area.*

From my perspective, the County has lost sight of their own stated vision that a transition from urban development shall be *effectively planned to ensure compatibility with Springbank's unique character. New development shall utilize efficient servicing and transportation infrastructure to ensure that growth is fiscally and environmentally sound.* The ASP's definitions for Urban Interface are in fact the very arguments for rejecting commercial development on this plot. It appears that the true desire of the change to Urban Interface designation for a portion of the lands is being driven by the stated goal 4 which is the *diversification of the tax base in the Springbank area* with no regard for existing residential landowners.

Significant Change in Established Zoning

Rocky View County must seriously consider the significant change represented in a zoning change from Rural Residential to Urban Interface lands, as this introduces special treatment being afforded this parcel in a zone otherwise considered "Special Planning Area". The special planning designation is intended to reflect that "detailed land use planning (in these areas) is not possible at this time, until there is further collaboration with the City of Calgary".

The introduction of commercial zoning adjacent to existing country residential subdivisions is unacceptable, as the subject property is located close enough to existing developed subdivisions to negatively impact them. As homeowners, we have invested significantly in acquiring and upgrading our properties. These investments have been made with expectations that our immediate neighbours will be other residential developments because of clearly defined zoning.

The proposed redesignation represents a significant and detrimental change from these expectations. Establishing a high traffic commercial zone (that can be expected to operate extended hours, 7 days a week) adjacent to residential neighbourhoods is inconsistent with the County's promotion of rural residential development in this area.

Tax Assessments

Residential tax assessments are based on market value. Allowing the possibility of a high traffic, regional commercial development adjacent to rural residential developments will have an adverse effect on the value of our properties. In considering this application, has the county considered the reduced municipal tax base that should be anticipated from the many affected nearby residential properties? We have previously objected to commercial development of this land, specifically when it was proposed as an Auto Mall but, it appears that County planners are more desirous of *extensions of development and diversification of the tax base* than the concerns of the impacted existing taxpayers.

Traffic Safety

A large commercial development on the proposed Urban Interface land will draw substantial additional traffic volumes. As the Stoney Trail plan provides only partial access to Old Banff Coach Road, 101 Street will necessarily serve as an access road to commercial developments and subdivisions west of 101 Street via Bow Trail. This will have a serious impact on the Heritage Woods subdivision access/egress. Traffic on Springbank Road can also be expected to significantly increase for access to any development.

Over the many years that we have resided in Springbank, the traffic volumes on 101 Street have greatly increased without any upgrades to a road that is truly a paved country road with significant grade changes and blind spots. This is the only egress for the residents of Heritage Woods and for the Rocky View school buses that pick up our children. Entering onto 101 Street can already be a challenge because of the number of commercial trucks and private vehicles, coupled with bicycles and walkers/runners and it will only get worse if this rezoning is approved.

Any additional traffic volumes will increase the difficulty of accessing 101 Street from Heritage Woods making an upgrade to 101 Street necessary to ensure safe access for the existing residents. Since this road belongs to the City of Calgary, it is unlikely that the City will invest any money improving a road that primarily services only a Rocky View County tax base. Additionally, such an upgrade is not currently in City plans and are unlikely to be in the City plans since there are no outstanding or in-process development permits for the lands between 101 Street and the Stoney Trail extension.

Water and Wastewater

This area of Rocky View County uses septic systems to deal with wastewater and sewage. How would a multi-site commercial development deal with this issue when alternative infrastructure does not exist?

A potable water supply will also be a problem if this rezoning is approved. Very few water wells exist in this area because of the drilling depth required to access an aquifer and successful wells generally have low delivery capacity. As a result, the adjacent subdivisions have private water systems, water treatment facilities and pipeline infrastructure to provide potable water to the residences.

These water systems were never constructed to provide water with adequate fire suppression volumes to service large, high water use commercial developments. The fire suppression situation has been brought to light in the past year with two significant house fires in McKendrick Point and Heritage Woods where the structures were completely destroyed despite valiant fire suppression efforts from local fire departments.

Light Pollution

The residential areas impacted by the proposed rezoning generally have limited to no street lighting. As a result, residents have the benefit of being able to view the night sky with a high degree of clarity.

Based on observation of other major commercial properties in Calgary and surrounds, it is expected that any commercial development will be brightly floodlit from dusk to dawn for both security and visibility. This is not conducive to, or compatible with,

country living, which is the primary reason that all current residents have chosen to live in Rocky View County.

Wildlife Corridor

An additional stated vision in the South Springbank ASP that *Further development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management* is being totally ignored with the designation of Urban Interface lands. The entire E½ Section 20 and the E½ Section 8-24-2W5 are wildlife corridors for moose, deer, coyotes, bobcats, and the occasional bear and cougar transitioning from the Bow River watershed to the Elbow River watershed. Commercial development with lighting, fencing and pavement will inhibit this free movement of wildlife.

Recommendations

It is a desire for our elected council to revert the designation for the parcel from Urban Interface to Special Planning Area with no consideration for interim use on this land. This desire is supported by other concerned neighbours from surrounding residential areas, whose signatures are appended.

Yours truly,



R. David Webster, P.Eng.
107 Heritage Place

H. Joyce Webster, B.A. (Geography)
107 Heritage Place



Attachment:

Concerned neighbours supporting our comments.

ADDITIONAL SIGNATORIES ENDORSING THE FOREGOING LETTER

Michael Berezowski Carla Berezowski Danuta Berezowski Aleksander Berezowski	64 Springland Way
Naomi Nind Stephen Johnston	80 Artists View Way
Bob Geddes	115 Solace Ridge Place
Jackie Altwasser Brendan Altwasser Matt Altwasser Ryann Altwasser	303 Heritage Place
Michael O'Reilly Gail O'Reilly	119 Heritage Place
Cindy Bakke Erik Bakke	15 Artists View Gate
Warren Holmes Laurie Holmes	101 Uplands Ridge
Michael Foreman Sanna Foreman	39 Artists View Drive
Peter Cupido Wilma Cupido	128 Partridge Court
Mark Maier Gina Maier Brayden Maier	124 Solace Ridge Place
Laura West George Lambros	35 Shantara Grove
Keith Macdonald Lee Macdonald	203 Heritage Place
Dave Stinton Carol Stinton	60 Artists View Way
James LoGullo Mae LoGullo	72 Artist View Way
Patricia Narvaez Scott Maxwell	246 Artists View Way
Brent Osmond Andrea Osmond	29 Artists View Dr
Dr. Dan Goldstein	24166 Heritage Woods Dr

Jared Green	4 Escarpment Place
Deepak Saini Andrea Saini	47 Artist View Pointe
Rachel Ollen Trevor Ollen	7 Shantara Grove
Sarah Lambros	35 Shantara Grove
Neil Likely	57 Springland Way
Kevin O'Brien Snejana O'Brien	44 Uplands Way
Gary Bantle	20 Escarpment Place
D Ross Macdonald Geraldine Farrelly	315 Heritage Place
Judy Etcheverry Robert Etcheverry	223 Heritage Pl
Grant Harms Laurie Harms Kirsten Harms Bridget Harms	43 Artist View Pointe
Wayne Forster Louise Forster	327 Heritage Place
Dennis Balderston Elizabeth Balderston	235 Heritage Place
Patrick Klassen Jennifer Klassen	355 Heritage Place
Warren Armstrong Laura Armstrong	69 Artists View Drive
Moire Dunn Jeff Dunn	213 Artists View Way
Jeffrey Wensley Annette Wensley	155 Artists View Way
Benno Nigg Margareta Nigg	43 Artist's View Way
Stanley Wong	35 Artist View Point
Kelly Kisio Linda Kisio	96 Springland Manor Cres
Patricia Carswell Brian Dau	15 Uplands Ridge

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Re: objection to Springbank ASP's and MDP
Date: February 3, 2021 1:16:45 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Debbie Mckenzie

Sent: Wednesday, February 3, 2021 1:12 PM

To: Legislative Services Shared ; Jessica Anderson

Cc: Dominic Kazmierczak ; Michelle Mitton ; kevin.hansen@rockyview.ca; Division 2, Kim McKylor ; Division 1, Mark Kamachi ; Division 4, Al Schule ; Division 5, Jerry Gautreau ; gboehike@rockyview.ca; Division 7, Daniel Henn ; Division 8, Samanntha Wright ; Division 9, Crystal Kissel ; transportation.minister@gov.ab.ca

Subject: [EXTERNAL] - Re: objection to Springbank ASP's and MDP

Do not open links or attachments unless sender and content are known.

Dear Rocky View Planning & Council Members,
I am a resident of the Springbank area, and would like to address the following

RE:

BYLAW C-8031-2020 North Springbank Area Structure Plan
BYLAW C-8064-2020 South Springbank Area Structure Plan
Municipal Development Plan Bylaw C-8090-2020

Plans should not be approved without prior demonstrated assurance of sufficient and adequate infrastructure, including water (potable water supply & wastewater treatment), transportation (traffic impacts & roads capacity), and rationalized sustainable limits to total development. Simply allowing multiple developers to plan independently is a disaster waiting to return to the County for resolution of future discrepancies or inadequacies, where the responsibility to rectify any problems will surely rest with RVC Council and its constituents (i.e., voters).

Critical issues include:

1. Proposed development plans indicate that no water or sewage plans or licenses have been approved. The ASP seems to indicate there will be water, but not how or from where, and taxpayers will pay for whatever water systems the developer chooses, but initially water & sewage can be trucked in? Plans refer to piped water from Harmony, but that license stipulates it is for Harmony alone. Water is already over-allocated in the Bow River basin and shortages will only increase as environmental and climate conditions change, even more so if SR1 goes ahead in the

absence of a dam that can hold water for later use.

2. The existing "country residential" definition of 2 acres, seems to have been changed to 1 acre or smaller, with repeated areas of "cluster residential" of .5 acre. However the 2 acre minimum reflects a size that can be managed with on-site septic systems. A viable and sustainable system for treating wastewater should be required by Rocky View County prior to approval.

3. These development plans will significantly increase the traffic on Old Banff Coach Road. Old Banff Coach Road has been drawn on some of these plans as having four (4) lanes, even with signalized traffic lights. It is a narrow historic highway, already carrying far more traffic than it was designed for and prone to repeated accidents due to difficult curves, with many hidden driveways and connecting roads. It would appear that some homes will have to be acquired and destroyed to allow for this. A comprehensive traffic impact assessment should be required before permitting any expansion of this road, as well as a guarantee that Rocky View County and its residents will not be on the hook for financing any road improvements, mitigations or remediation measures now or at any time in the future. Further, any approval by RVC of land developments that will impact areas of provincial jurisdiction (i.e., Old Banff Coach Road) should have prior agreement from the Ministry of Transportation, Government of Alberta.

Sincerely,

Deborah McKenzie

206 Artists View Way

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - Opposition to South Area Structure Plan
Date: February 3, 2021 4:36:52 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Emi Bossio
Sent: February 3, 2021 4:03 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Opposition to South Area Structure Plan

Do not open links or attachments unless sender and content are known.

Good afternoon,

I write in opposition to Bylaw C-8064-2020 - to adopt the South Springbank Area Structure Plan.

I am a resident in the Sterling Springs Community (35 Sterling Springs Cres) and therefore will be directly impacted by this decision.

I oppose the South Springbank Area Structure Plan for a number of reasons including the following:

- a) my children currently attend the local schools (one in each of Elbow Valley Elementary and Springbank Community High School) and have done so since beginning their education. There is no capacity in the schools to support anything near the proposed densities in the South Springbank Area Structure;
- b) the Sterling Springs Community in which we live is located on Lower Springbank Road. We have lived in the neighborhood for almost 9 years. In those 9 years, the traffic has increased exponentially, particularly on Lower Springbank Road and Springbank Road. The roads and infrastructure simply cannot support the proposed South Springbank Area Structure Plan;
- c) the proposed densities will negatively impact the look, feel and current structure of the area. Ironically, the "vision and goals" of the ASP is to provide for a "tranquil rural lifestyle." To the contrary, the proposal is antithetical to the stated goal of the ASP and, in fact, will destroy the current tranquil, rural lifestyle; and
- d) there can be no doubt that the proposed ASP will be significantly detrimental to all of the amazing wildlife in the area. Again, contrary to the express goals of the ASP, the plan will be harmful to wildlife and wildlife corridors in the area.

Finally and most of all, we are concerned and extremely disappointed at the lack of public notice and transparency for such a critical and fundamental change to the area.

We strongly oppose [Bylaw C-8064-2020](#) - to adopt the South Springbank Area Structure Plan.

Yours sincerely,

Emi R. Bossio

To: legislativeservices@rockyview.ca

CC: J Anderson, Planning janderson@rockyview.ca

Subject: **BYLAW C-8064-2020 South Springbank Area Structure Plan**

- **Original Springbank ASP vs. splitting into South and North ASPs**

Regarding the RVC document called **"UPDATES SINCE FIRST READING"**:

July 28, 2020 – *"In response to first reading discussion and feedback, Administration split the draft (Springbank) ASP into two plans **to better capture the distinct character and goals** for the north and south areas of Springbank."*

What was reported from the July 28, 2020 Council meeting was that **Div. 2 Councillor Kim McKylor asked for the ASP to be split because "it is just too big"**.

Her request was contrary to what Springbank residents had asked for, which is **to treat Springbank as one community with one ASP**. However, in the Updates Since First Reading, the justification given is *"to better capture the distinct character and goals for the north and south areas of Springbank"*.

Please put the two plans back together as one Springbank ASP as residents requested.

Furthermore, the **borders of the split ASPs have NOT been drawn in a logical way** (e.g., along TransCanada Hwy) but have been very carefully drawn to include most undeveloped land and existing commercial land into the North ASP; and mostly existing residential areas in the South ASP.

What is the purpose of this obvious manipulation of developed versus undeveloped lands?

If RVC takes *Future Expansion Areas 1 and 2* from the North ASP, then both ASPs could more easily be returned to one ASP.

- **Withdraw both ASPs due to GROSS ERRORS and MISLEADING REFERENCES in a POLICY document**

These ASPs fall far below the standard that qualifies for public engagement or for policy documents. The South ASP is riddled throughout with dozens, if not hundreds, of errors (noted in the questions and comments below).

The extremely poor presentation of these ASPs is an insult to Springbank residents. RVC has published the ASPs without having them spellchecked, edited, proof-read or references checked. The shocking extent of these errors renders the ASPs invalid for RVC residents to review (since so many references are wrong). It also gives RVC residents very low expectation of the accuracy of the contents. The errors throughout also invalidate them as legal documents. These ASPs speak volumes about how much the RVC administration respects Springbank residents and taxpayers.

There is also serious inconsistency in both plans, sometimes referring to “Springbank”, sometimes “North Springbank”, sometimes “South Springbank” in contexts where it is obvious that a specific area is being referred to. Obviously, it is very different to make statements about all of Springbank versus North or South.

There is NO care or accuracy in the presentation this ASP document. The ASP document authors and their project manager should be ashamed to have published this for residents without basic document checks having been done. The wrong references make it impossible for the reader to follow up. The document speaks loudly about how little the RVC administration respects residents with the information it provides to them.

These misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

RVC needs to **provide in the ASP online links to any external documents referenced** and add a separate page of all the referenced external document links. It is not enough just to provide the name – readers want to be able to look at them to verify the reference and get more information.

- **Notification of affected residents for Public Engagement**

The current process that RVC uses to notify “area stakeholders” is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified**.

South Springbank ASP (fall 2020 draft) - comments

The most important enabler of development is the **availability of potable water**. Without water, there can be no development on the scale proposed in the ASPs. There appears to be no or insufficient sources of drinking water to provide the scale of development proposed in the ASPs.

SECTION 19 UTILITY SERVICES

Pg 73 “Map 11: Water Servicing and Map 12: Waste Water Servicing depict ***the most feasible utility system at the time of Plan writing***. The final utility system will be determined as part of the local plan preparation.”

The proposals for utility services are part of a “***technical assessment***” (by ISL engineering) and simply represent “***the most feasible utility system at the time of Plan writing***”.

"The final utility system will be determined as part of the local plan preparation."

This is a **NON SEQUITUR** – if it's not the **BEST** choice after the technical assessment, rather than just "*the most feasible*", it is not magically going to become the best solution at the local plan stage. Will there be a further assessment by ISL Engineering (or others) prior to the South (and North) ASPs being finalized? We cannot advance to adopting these ASPs as legal documents based on what might be feasible.

19.12 *"Residential lots less than 1.98 acres in size shall be serviced through a piped or regional waste water treatment system."*

This confirms that the utility services system must be solved and infrastructure provided before any new higher density residential can be proposed, which has not been done in this ASP or technical documents.

19.13 *"Where a regional waste water treatment system is not available, **interim methods of sewage disposal** may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment."*

"Interim methods" likely include trucking out sewage and/or sewage ponds and/or surface spraying of sewage, none of which are acceptable for the health and safety of surrounding Springbank residents.

19.14 What is "PSTS"? – no definition provided

19.17 *"Future piped systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point."*

This appears to be an open invitation to developers to build whatever system they choose and RVC taxpayers will pick up the ongoing costs later.

19.20 *"The **Municipality** reserves the right to provide or assist with the provision of a waste water collection, treatment, and disposal system within the South Springbank area."*

As above, it would appear that RVC is willing to use public money to pay for water systems for private developments. Springbank taxpayers will not agree with this approach.

Map 11 shows "Proposed Water Lines" and "Harmony Water Lines" – there are no existing Harmony water lines in this area (east of RR 33), so why are the water lines not shown as **PROPOSED**? Very misleading omission.

Why does this map show Calalta Service Areas but **NO** Harmony service areas?

Does Harmony have **ANY SERVICE AREAS** within the South ASP?

Does Harmony have **ANY ABILITY** within its Water Licence to service areas in the South ASP?

The **Springbank ASP Servicing Strategy** report by ISL Engineering states:

3.1.3 “the **full build-out** of the focused service area requires a potable water volume of 26,340 m³ /day ..., equivalent to **9,613,925 m³ /year**, to make the development viable. The **near-term service** area requires a potable water volume of 11,065 m³ /day, equivalent to **4,038,801 m³ /yr**. ... It is important to note that the annual surface volume within the overall Study Area accounts for larger water users such as the Rocky View Water Co-Op Ltd. and Harmony Development Inc; **therefore, availability of water licenses would need to be confirmed to accommodate the volumetric demand. The required volume would be the largest annual volume in the Springbank area.** It should also be noted that the volumes above are for total diversion quantity allowable for each license compared to the volume currently being diverted under each license.

4.1.1 **Harmony Water Treatment Plant Stage 1** of the Harmony WTP has been **constructed to accommodate a population of 6,768** with an average day demand (ADD) of 2.3 ML and a maximum day demand (MDD) of 5.1 ML. Based on 2018 census information, the population is currently 249 people (Rocky View County, 2018). Therefore, there is significant capacity available within Stage 1. That being said, **the Ultimate stage of the WTP is intended to accommodate 15,726 people** with an ADD of 5.7 ML and an MDD of 13.6 ML (USL, 2016). **This population is significantly smaller than the intended population of the Springbank ASP area. As such, major upgrades would be required to accommodate the ultimate Harmony and Springbank ASP populations.** There may be opportunity to stage these upgrades based on development within the Springbank ASP area in conjunction with growth in Harmony. However, only one expansion step was intended from Stage 1 to Ultimate for the WTP (USL, 2016).

However, Harmony Advanced Water System Corporation's Licence to Divert Water (#00414326-00-00 effective June 25, 2018) states: “a licence is issued to the Licensee to: operate a works and **to divert up to 917,221 cubic metres of water annually** at a maximum rate of diversion of 0.09 cubic metres per second (being the combined diversion rate in licence No. 00231686-00-00 plus this licence) **from the source of water for the purposes of Storage, Commercial, and Municipal (Subdivision Water Supply).**”

Therefore, (as in 3.1.3 above) **there is a HUGE GAP between what Harmony's water licence is allowed to supply annually, i.e., 917,221 cubic metres, compared to Springbank ASPs' full build-out requirement of 9,613,925 m³ /year. Even the near-term service area requirement, i.e., 4,038,801 m³ /yr is clearly unattainable within the Harmony licence. Also, the Harmony licence is restricted to certain lands as detailed in 3.4 following:**

3.4 “**The Licensee shall divert the water only to the following points of use:** (a) NW 05-025-03-W5M, N1/2 08-25-03-W5M, SW 08-25-03-W5M, Portions of SW 09-25-03-W5M, NW 09-25-03-W5M, 07-025-03-W5M, Portions of SW 18-025- 03-W5M, Portions

of SE 1 8-025-03-W5M, Portions of NW 1 8-025-03-W5M, and Portions of SW 17-025-03-W5M.

These above-mentioned lands are within Harmony, not up to 12 km east of there.

3.7 *"The Licensee shall not divert more than 917,221 cubic metres of water per calendar year."*

Therefore, Harmony CANNOT supply sufficient potable water to the South ASP.

Section 20 STORM WATER

How does RVC verify that water originally sourced from the Bow River (e.g., Harmony) and the Elbow River (e.g., Cal Alta) is returned as wastewater to their original catchment area? Especially when both catchment areas occur in the South ASP according to Map 13.

20.13 *"The County will support proposals for storm water re-use through **purple pipe system** in accordance with provincial requirements."*

What is a "purple pipe system" – define or explain.

Section 2 Plan Purpose

"It is important that the vision, goals, and policies contained in the Plan address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County."

After reviewing both Springbank ASPs, it appears that the interests of residents, as well as all their feedback to RVC over the last few years, have been largely ignored.

Section 3 Springbank Vision and Goals

Why all of Springbank rather than South Springbank? The North ASP addresses North Springbank in its Section 3. More errors and inconsistencies.

Vision With the exception of *"but with Cluster Residential development offering a further choice that promotes the establishment of communal spaces"* (see comments below), the first paragraph contains statements that most Springbank residents would agree with and have promoted as their reasons for living here. **However, most of the policies in these draft ASPs do not reflect these vision statements.**

Goals Most Springbank residents would agree with these goals, e.g., Goal #1 *"Continue to develop South Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed in appropriate locations."*

However, RVC has engaged with landowners/taxpayers over the last few years but

most of that feedback has been ignored in these ASPs, therefore, directly contrary to Goals 6,11 and 15 following:

Goal #6. *“Collaborate and engage with landowners and adjoining jurisdictions throughout the planning process to build consensus on new development.”*

Goal #11. *Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.*

Most Springbank residents support agricultural uses (as above) but would NOT agree with “until alternative forms of development are determined” – that intention is NOT “supporting” agriculture but merely viewing it as a convenient land use temporarily.

Goal #15. *“Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife corridors, the existing groundwater resource, and drainage patterns within the watersheds of the Elbow River.”*

Most of these values have been ignored in these draft ASPs.

Also, **the ASP maps are missing proper identification of the Bow River**, which is the biggest natural feature in the area. Although the river itself is not in the South ASP, **much of the South ASP is in the Bow River watershed** rather than the Elbow River watershed. (And the north and northeast boundaries of the North ASP run along the Bow River / Bearspaw Reservoir.)

Section 4 Plan Area

*“The South Springbank Plan Area boundary is generally defined by the Elbow River to the south, and the city of Calgary to the east. **To the west, the Plan area adjoins the Harmony development** and agricultural lands. To the west of Range Road 34, lands are generally agricultural.”*

NO, that would be the North ASP. As in a previous point, RVC has split the ASPs but failed to get the details correct. This gives Springbank residents a very low level of confidence in the contents of both ASPs.

Map 2 and Map 3 “Railway lines” - NO, that would be in the North ASP. As above, incorrect and misleading details showing up throughout.

Section 5 Springbank Context

History (pg 10) After explaining that 2-acre lots were allowed by the 1990s, there is no explanation of why 2-acre lots became the standard lot size, i.e., that was the smallest lot that could safely be serviced by septic system because there is no existing wastewater infrastructure. Please add that information so that everyone understands why **2-acre lots are appropriate for unserviced lands**. Therefore, higher density residential developments must provide alternative servicing infrastructure or solutions for wastewater (stormwater and drinking water).

Existing Land Use *“Agricultural lands have been fragmented by residential and business development, and the viability of larger agricultural operations continues to be impeded by competing business and residential development.”*

The draft ASP policies propose to continue this **negative trend of agricultural fragmentation and development pressure**, rather than supporting the agricultural industry.

Existing Land Use Pg 10

Map 05: Existing Land Use – WRONG map number referenced

Section 6 Land Use Strategy

Purpose p.14 *“the residential areas of Springbank will continue to develop in the traditional country residential and new Cluster Residential forms, providing a range of opportunities for rural living”.*

Springbank residents previously gave RVC the feedback that there was virtually no support for “Cluster Residential Development”, except for special purposes, e.g., seniors’ housing.

“Future Expansion Areas 1 and 2 will provide opportunities for future growth” – there are NO such areas in the South Springbank ASP – those would be in the North ASP. Another example of a disturbing lack of attention to detail.

“The Springbank ASP plans for an approximate population of 14,600 with an average density of gross 0.89 upa” – the 0.89 upa proposal is double or triple the current 0.25-0.50 upa density for residential. This is **NOT rural density** and cannot be achieved without city-like servicing and infrastructure.

Policies 6.1 *“local plans must be prepared in accordance with Section 29 and Appendix B of this Plan”* – **there is NO Section 29 in (either the North or) the South ASP document** -another example of complete lack of attention to detail.

Maps 4 Existing Land Use compared to **Map 5 Land Use Strategy**

Map 4 shows about 50% of the lands zoned Agriculture.

Map 5 shows 0% of the lands zoned Agriculture – with most of the existing

agricultural land proposed to be converted into “*Cluster Residential Development*”, 1,430.57 ha (3,535 acres) according to Table 2. And more agricultural land converted to Infill Country Residential amounting to 1,571.80 ha (3,884 acres).

This is NOT a strategy, it's a proposed elimination of Springbank's historical farming and ranching industry, to be replaced by higher density residential development. This is unacceptable for a rural municipality. Again, this is completely contrary to the feedback that Springbank residents gave to RVC. This would represent a huge waste of productive agricultural land, which will be in high demand in the future to grow food to feed the local population.

Map 5: regarding the Lands on the NE corner of Springbank Rd and 101 Street shown as Urban Interface Area and Special Planning Areas with Interim Uses.

The **switch from Special Planning Area (SPA) to Urban Interface Area (UIA) in the Springbank ASPs is unjustifiable**. The Special Planning Areas carry with them obligations for future public engagement on any land use decisions in those areas. To suddenly change the identified land use at this late stage, with no public engagement regarding the appropriateness of the change, eliminates the promised future public engagement that residents will have relied on for all areas identified as SPAs in earlier drafts. **It is unacceptable to change the land use designation to circumvent such public engagement at the last minute.**

Also what is the broad white/uncoloured stripe running NW-SE between the Urban Interface Area to the north and Special Planning Area 2? The map key would indicate it is “Built Out Area”, which it is not – what land use is it?

Similarly south of Pinebrook Golf Course, the white area is not “Built Out Area” – what land use is it?

Map 5: Have the owners of Pinebrook Golf Course (shown as Cluster Residential Development) decided to convert their golf course into residential?

Section 7 Residential

“Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of Springbank”.

Most Springbank residents would agree to this statement. However, the ASP lays out higher density, suburban/urban scenarios rather than rural.

Map 05A: Infill Residential - “Railway lines” - NO, that would be in the North ASP. More incorrect details throughout.

Cluster Residential pg 24

*“Cluster Residential design sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while **permanently preserving***

a significant amount of open space for conservation, recreation, or smallscale agriculture uses.”

How will permanent preservation be guaranteed? In past discussions, RVC appeared to be promoting Cluster Residential to achieve higher density, so that in the future, the rest of the land could be developed to similar or greater density. **What guarantees can you provide to Springbank residents that 30% of gross acreage will be set aside to “minimize impacts on environmental features” and will be preserved permanently?**

“Further residential development will safeguard Springbank’s precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management.”

These statements (or claims) make no sense. At the very least, refer to reports/information that describe how this would be achieved or is even possible with the extent of development proposed in this ASP.

7.16 c) addressing the policies and requirements of **Section 14 (Transitions)** of this Plan

This reference to the section is WRONG. Lack of attention to important details.

Pg 24 *“Land use redesignations within these areas will require the prior approval of a local plan in accordance with **Section 29** and Appendix B.”*

There is NO section 29 in the South ASP.

7.29 *“Cluster Residential development shall provide: (b) a significant portion of open space that is **publicly accessible**...”* How will this be done? By designating it Municipal Reserve? Otherwise why would Cluster Residents have to share their open space with everyone else?

7.31 *“Cluster Residential development shall provide for well-designed **public gathering places** such as parks, open spaces, and community facilities.”* So the general public could use these places for parties? I don’t think Cluster Residents would agree to that.

7.35 *“Homeowner Associations, Community Associations, or similar organizations shall be established to assume responsibility for common amenities and to enforce agreements”...* I believe it would be necessary for Peace Officers to “enforce” not residents? Has RVC calculated these additional enforcement costs?

7.39 *“Open space shall constitute a minimum of 30% of gross acreage ... When identifying open space to be preserved:*

c) water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space;”

Please explain if this means that the additional areas would be designated ER (Environmental Reserve)?

7.41 ***"The minimum lot size for the Cluster Residential areas shall be 0.50 acres."***
This amounts to 4 times the current minimum density across most of Springbank.
Current residents did NOT ask for this type of density in the ASP.

7.42 *Notwithstanding policies 7.40 and 7.41, **higher residential densities with smaller lots may be achieved** to a maximum of 2.0 units per acre through additional dedication of open space to a maximum of 40% of net developable area..."*

As above, current residents did NOT ask for this type of density in the ASP, even with extra open space.

Villa Condo Developments pg 31

The stated aim *"to situate accessible, low-maintenance housing in areas near local shops and services as they develop"* is NOT met by 7.44

7.44 *"Where determined to be compatible and appropriate, Villa Condo developments may be considered in the following areas: a) Cluster Residential; b) Cluster Live-Work;"*
Neither a or b would have shops and services, so that leaves just the community core plus c) Institutional and Community Services; and d) Commercial.

7.47 *Villa Condo developments within the Plan area should: a) have an approved local plan meeting the requirements of **Section 28**.*

There is no Section 28 in the South Springbank ASP. Another example of the inadequate effort put into this ASP.

Section 8 Institutional and Community Services

*"To ensure that Range Road 33 reflects the community's character and promotes interaction and connectivity, the scenic and community corridors (**Section 21**) and active transportation (**Section 18**) policies of this ASP ..."*

These references are to the wrong sections. More shoddy work.

Section 9 Special Planning Areas

Objectives: *"Provide for limited-service, interim Commercial uses within Special Planning Area 1 prior to the area proceeding to build-out in accordance with the policies of any ASP amendment."*

Please provide more information about commercial proposals that RVC has received.

9.1 a) *local plans and redesignation for interim uses proposed within **Special Development Area** 1 and 2... will be allowed subject to meeting criteria listed in **Policy 11.5: Special Planning Area 1 and 2 Interim Uses**"*

Do you mean Policy 9.5? 11.5 is about Setback Areas.

Also, there are **NO Special Development Areas** shown on Map 05 – do you mean **Special Planning Areas**?

9.3 *"The four identified Special Planning Areas may be amended in isolation or concurrently, according to each area's ability to meet the criteria listed in Policy 11.4."*

Do you mean Policy 9.4? 11.4 is about Setback Areas.

Again, there is NO care or accuracy in the presentation this ASP document and no verification of references. The wrong references make it impossible for the reader to follow up for more information.

9.4 *"Prior to amendment of this Plan to allow for the development of new commercial and/or residential uses in any Special Planning Area: a) a public engagement process involving area stakeholders shall be undertaken ..."*

The current process that RVC uses to notify "area stakeholders" is inadequate.

The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then ALL residents within the area of the ASP should be notified.

9.4 e) *"appropriate interface and scenic corridor policies shall be established, consistent with Sections 10 and 17 of this Plan."*

Section 17 is Transportation – should it be Section 18? WRONG reference again.

Special Planning Area 1

9.5 *"Prior to an amendment to this Plan to remove the Special Planning Area, Commercial uses shall be allowed for an interim period within **Special Planning Areas 1 and 2** shown on Map 05..."*

The title and first phrase refers to Area 1 but then refers to Areas 1 and 2. Which is it?

9.5 d) *"transportation infrastructure improvements to accommodate the proposed commercial uses shall be identified and constructed as required by applicable"*

This is obviously an incomplete sentence – what is missing? Please complete.

9.5 e) *"the design and appearance of proposed commercial uses shall conform with policies set out within Section 17 (Scenic and Community Corridors)"*

Section 17 is Transportation – should it be Section 18? WRONG reference again.

9.5 f) *"the interface between the proposed commercial development and adjacent land uses shall be sensitively managed in accordance with policies set out within Section 10 (Transitions)"*

Section 10 is Urban Interface Area – do you mean Section 11? WRONG reference again.

9.6 *"All redesignation applications proposing interim development within Special Planning Area 1 and 2 shall be supported by a local plan in accordance with the requirements of Section 28 and Appendix B."*

There is NO Section 28 in this ASP. WRONG reference again.

Section 10 Urban Interface Area

This South Springbank ASP has recently been modified to redesignate the proposed auto mall location from Special Planning Area to this newly introduced category Urban Interface Area. This new designation specifically indicates it is for areas “**expected to develop in the near future**”. All restrictions related to the previous Special Planning Area (and to interim uses) are accordingly removed. The auto mall location is the only such designation in this South Springbank ASP.

I believe that RVC decided on this new Urban Interface Area designation because an auto mall cannot be considered an interim use and that RVC wants to see the full development requirements dealt with when considering the upcoming re-application.

I oppose this redesignation for several reasons, including the introduction of commercial zoning adjacent to existing country residential subdivisions (Heritage Woods, McKendrick Point and Springland Manor). Also, I also object to the special treatment being afforded this parcel in a zone otherwise considered “Special Planning Area”. That SPA designation is intended to reflect that “*detailed land use planning (in these areas) is not possible at this time, until there is further collaboration with the City of Calgary*”.

I ask that RVC reverts the designation for this parcel to Special Planning Area with no consideration for interim uses.

10.1 a) *Local plans shall demonstrate consistency with section 10: Transitions and section 17: Scenic and Community Corridors;*

Both these references to other sections are WRONG.

10.2 d) *appropriate interface and scenic corridor policies shall be established, consistent with Sections 10 and 17 of this Plan.*

Section 17 is WRONGLY referenced.

Section 11 Transitions

*“Agriculture is still a significant land use within and immediately outside of the Plan area and will continue **until the envisioned development occurs**. It is important that agricultural uses are allowed to continue unimpeded until the land transitions to an alternate land use.”*

As mentioned earlier, Map 05 shows NO agricultural land use, therefore it appears that the ASP is not a “plan” but a decision already made to develop 100% of the current agricultural land into commercial/residential. I and other Springbank residents do NOT want all agricultural land in South Springbank to be developed.

Objectives

- *“In accordance with the **County’s Agricultural Boundary Design Guidelines**,”*
Need to provide link to this document or attach it.

Business-Residential Transition pg 42

"The development of the **North Springbank ASP** area requires ..."

This is the SOUTH Springbank ASP – appalling lack of professionalism in this document.

11.1 Local plans for business uses adjacent to the residential land uses and the Business Transition areas shown on Map 05.

There are NO Business Transition areas shown on Map 05. What is meant?

*11.5 "Where commercial or industrial buildings are on lands adjacent to a residential area, the commercial or industrial building shall be **set back a minimum of 50 metres from the commercial or industrial property line.**"*

The setback should be at least 100 metres from a rural residential property.

*11.20 a) "Where non-agricultural buildings are on lands adjacent to the agricultural lands, the non-agricultural building should be **set back a minimum of 25 metres** from the non-agricultural property line;"*

Since Map 05 shows NO agricultural lands surviving, provision should be made to increase this setback to 100 metres from residential land.

Section 12 Agriculture

pg 47 *"The continued use of land for agriculture, until such time as the land is developed for other uses, is appropriate and desirable. The **Springbank ASP policies support the retention and development of agricultural uses ...**"*

This South Springbank ASP does NOT support agricultural land use, e.g., Map 05 shows the ASP strategy is that NO agricultural land use continues, but rather that these lands are developed.

12.9 "Applications for Confined Feeding Operations shall not be supported."

Need definition and example(s) of what Confined Feeding Operations are.

Section 13 NATURAL AND HISTORIC ENVIRONMENT

pg 55-56 **Map 06 shows Environmental Areas and Map 07 shows Wildlife Corridors but Map 05 shows that the land use strategy for most of these areas is to be developed. This is unacceptable. There MUST be Environmental Areas and Wildlife Corridors that are exempt from development.**

*13.13 **Building and development in the riparian protection area** shall be in accordance with the County's Land Use Bylaw and the County's Riparian Land Conservation and Management Policy.*

Building and development in the riparian protection area SHOULD NOT be

allowed, as per 13.16 *"The riparian protection area should remain in its natural state."*

13.17 ***"Public roads and private access roads may be allowed in the riparian protection area."***

Public roads and private access roads **SHOULD NOT** be allowed in the riparian protection area, as per 13.16 *"The riparian protection area should remain in its natural state."*

13.20 *"Until a Cultural Heritage Landscape Assessment of the Plan area is completed" and Actions 1.*

When will a Cultural Heritage Landscape Assessment be done, given the extent of development that is being planned for South Springbank, these need to be completed as soon as possible?

13.22 *"Names of new developments and/or roads should incorporate the names of local settlement families, historical events, topographical features or locations."*

Note that Qualico planned to erroneously name their commercial/residential development on the Rudiger Ranch lands as "Coach Creek" which is the name of the creek several kilometres east of there, adjacent to Artists View. So the ASP just stating that these names be used is obviously not going to address the issue of the wrong names being applied.

NOTE: the naming issue can be high risk when it comes to Emergency Response, as has been experienced with the confusion between Springbank Hill (and all the "Springbank" street names there) in Calgary, and Springbank in Rocky View.

Section 17 Transportation

Map 09 should show the whole extent of Old Banff Coach Rd/Provincial Hwy 563, just as Hwy 8 and Stoney Trail are shown entirely (even though Stoney Tr is not yet complete) and both are outside the ASP. Why only showing part of OBCR/Hwy 563, even part of it which is inside the ASP?

Likewise pg 65-67 do not mention Old Banff Coach Rd/Provincial Hwy 563. This plan needs to include a discussion on how this highway fits in and will play a part in the South ASP, especially with all the development that is being proposed along both sides of this road. This should include engagement with residents along OBC Rd/ Hwy 563 and other Rocky View users of this road.

17.3 *The County shall collaborate with The City of Calgary to develop a joint study for 101st Street in accordance with Action Item #8 (Section 28: Implementation).*

There is no Section 28 in this South ASP.

Section 18 Scenic and Community Corridors

Pg 69 *"the transportation infrastructure will largely be defined through the future planning of the **Special Planning Areas**, as discussed in **Section 11** of this Plan."*
No, not Section 11 which is Transitions – which section?

Objectives pg 69

Map 10 - With just one Scenic and one Community Corridor shown on Map 10, it is unclear what parameters are used to designate one of these corridors – only where there is new development planned? And if so, why not show all of 101 St to be a Scenic Corridor (which it certainly is)? Needs explanation here or reference to another document.

18.5 *"Notwithstanding, **Policy 21.4 of this Plan**, interim uses allowed within **Special Planning Area 5 under Section 11 of this Plan.**"*

There is NO Policy 21.4 and there is no Special Planning Area 5 in this South ASP.

18.6 *"Planning and development within the **Highway 1 West Corridor Key Focus Area**" (see Map 10: Scenic and Community Corridors) shall be subject to the policies of the Rocky View County/City of Calgary Intermunicipal Development Plan." (IDP)*

Highway 1 West Corridor Key Focus Area is NOT in the South ASP, nor is that term/category shown in the key for Map 10.

18.7 *"All local plan applications proposing development within a scenic corridor area identified on Map 10: Scenic and Community Corridors shall meet the applicable scenic corridor policies set out within this section and the requirements of **Section 28** and Appendix B."*

There is NO Section 28 in the South ASP.

"Community Corridor Views" figure (no number and no reference in Section 18?) This unreferenced figure and photos need explanation – they appear to show both South and North ASP. Need a description of how this fits in Section 18 and what the numbered pink view symbols represent.

#3 view is where an RV sales business has been proposed on the west side of RR 33. On the east side is the bulldozed field that is Bingham Crossing, with a huge "Coming Soon" billboard and piles of topsoil that were pushed up years ago. On the south side of Hwy 1 are RV storage lots and empty buildings in Commercial Court. Immediately to the west, along the south side the fence is lined with Harmony marketing gimmicks. Any view(s) that existed are now compromised. RVC needs to update these Scenic Corridor Views and photos.

Section 21 SOLID WASTE AND RECYCLING

Residential Areas

21.2 Solid waste management will be the responsibility of property owners and/or lot owner associations ...

Residential areas singled out but this ASP needs a new bullet point 21.3 that addresses Commercial Areas.

Section 22 EMERGENCY SERVICES

22.3 NO information – is this information that has been deleted or accidentally left out?

Section 25 IMPLEMENTATION

Objectives • *“Implement the Land Use Strategy and policies of the Springbank Area Structure Plan.”*

NO, as mentioned above in Section 6, implementing these Land Use Strategies would result in the elimination of all Agricultural land use and completely cover the South ASP with residential. This is unacceptable for a rural municipality to propose in a rural area. Also shouldn't this refer to the SOUTH ASP?

Pg 87 Plan Review and Amendment

*“The **future development** outlined in the Springbank Area Structure Plan **will principally be driven by market demand and availability of servicing.**”*

That servicing does not yet exist and according to the current technical assessments, may never be possible. Do RVC or developers intend to commission further technical assessments to generate a workable utility servicing plan? These would be paid for by developers, not taxpayers. Also shouldn't this refer to the SOUTH ASP?

25.8 “The principal consideration in the phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.”

Based on the discussion of Utility Services above (Section 20), this South ASP cannot proceed. Also shouldn't this refer to the SOUTH ASP?

Table 04: Implementation Actions Pg 88

ALL the section number are either wrong or do not exist in the South ASP. More shoddy work in presenting this ASP. Also, these misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

Section 26 INTERMUNICIPAL COORDINATION AND COOPERATION

26.2 *"Development proposals adjacent to the city of Calgary shall ensure that transition and interface tools are used in alignment with **Sections 21 (Scenic and Community Corridors), 14 (Transitions);"***

These sections are both **WRONGLY** referenced – more shoddy work.

Appendices

APPENDIX C: INFILL DEVELOPMENT CRITERIA

Pg 109 **Infill Opportunities for NW-30-24-2-W5M** (SW of Artists View)

Is the intention actually for "shoulder widening" as the key indicates, or is this a completely separate bike/walk pathway through the undeveloped Qualico lands?

The pathway shown is quite some way from the road to be labelled "shoulder widening".

Also shown on pg 119 for **SW-30-24-2-W5M** (Solace, Shantara, Horizon View)

Pg 113 **Infill Opportunities for SE-30-24-2-W5M** (east of Artists View/West Bluff Rd)

The key shows "I-2; I-4; I-6" for areas coloured dark brown. The north section is obviously Burnco gravel pit lands. What is the status of the brown shading on the lands south of OBC Rd? Is this what used to be called Special Planning Area?

Pg 116 **Infill Opportunities for SW-20-24-2-W5M** (Heritage Woods and West Bluff)

The key shows "I-2; I-4; I-6" for areas coloured dark brown. What is the status of the brown shading on the lands south of Heritage Woods? Is this what used to be called Special Planning Area?

APPENDIX E: PLANNING SPRINGBANK – shouldn't this be SOUTH?

"It is important that the vision, goals, and policies contained in the ASP address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County."

However, it would appear from both the North and South ASPs that the interests of residents have been largely ignored, while the interests of non-resident landowners have been listened to.

Table 06: Principles and Objectives of the IGP Pg 125

With the exception of Section 7 (Residential), ALL of these sections are wrongly referenced in Table 06.

Pg 126 *"these areas have been designated as Special Planning Areas (see Section 11)."* **Again, the WRONG section #.**

Rocky View Municipal Development Plan (County Plan) Pg 126

"A key direction of the Municipal Development Plan (County Plan) is to use land

efficiently by directing growth to defined areas, thus conserving the remaining large blocks of land for agricultural use. Springbank is identified as a Country Residential Area in the Municipal Development Plan (County Plan)."

However, the wall-to-wall Cluster Residential and Infill Residential that the South ASP proposes, leaves no space/lands for agriculture.

"The Municipal Development Plan (County Plan) emphasizes the importance of retaining rural character through the use of adjacent open space, community design, and reducing the development footprint."

This would indicate that the ASP should be proposing lower, not higher density.

Pg 127 **"Map 05 of this ASP identifies a Regional Business Area around the Springbank Airport and also a Highway Business Area adjacent to the Highway 1/Range Road 33 interchange."**

These are NOT in Map 05 and are NOT within the South ASP - that would be the North ASP.

Public Engagement Process Pg 127

*"The County's engagement strategy provided opportunities for **much-valued input from landowners, stakeholders**, adjacent municipalities, and the general public, all of which has, in part, informed the overall vision and policies of the ASP."*

As above, it would appear that the "much-valued input from landowners, stakeholders", who are also residents, has been largely ignored.

The current process that RVC uses to notify "area stakeholders" for public engagement is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified.**

APPENDIX F: LOCAL PLANS IN THE SPRINGBANK PLAN AREA

Pg 131 Table 09: Local Plans in the Springbank Plan Area

Shouldn't this be plans for the South ASP, not all of Springbank. Some of the plans listed are in the North ASP.

Comments from: Ena Spalding
178 Artists View Way T3Z 3N1

Michael Koy and Gillian Kirby
64 Springland Manor Crescent
Calgary, AB T3Z 3K1

Public Hearing Input
Legislative Services
Rocky View County Hall
262075 Rocky View Point
Rocky View County, AB T4A 0X2

27 January, 2021

Re: Bylaw C-8064-2020
Proposed South Springbank Area Structure Plan

To the Council of Rocky View County,

We oppose Bylaw C-8064-2020, the proposed South Springbank Area Structure Plan, on the basis of its plans for commercial zoning along the 101 St corridor and, specifically, the arbitrary creation of a new Urban Interface designation within this area.

Whilst we were pleased to read the additional detail around requirements for transition zones between commercial development and existing country residential zones, we are alarmed to see the continued provisions for commercial development along 101 St bordering Heritage Woods, McKenzie Point and Springland Manor, which are country residential areas with a well established natural character.

The vision for Springbank, as defined in the Area Structure Plan, is that Springbank will offer a "tranquil rural lifestyle, with beautiful vistas and a strong sense of community" and that "further development will safeguard Springbank's precious natural environment". To be true to that vision, we must protect our boundaries, rather than bulldozing the natural margins, eliminating visual and noise boundaries and reducing Springbank to a visually indistinct suburb of the City.

Furthermore, we oppose the creation of a new Urban Interface planning designation for the northernmost part of this parcel. We oppose the separation of this parcel from the rest of the zone otherwise considered "Special Planning Area". We disagree with any special treatment for this parcel, and believe it should be subject to the same requirements as the rest of the zone, namely that detailed land use planning is not possible at this time.

This parcel is a cornerstone of the scenic entry to Springbank. It is the first thing visitors and returning residents see on their entry to our community. We want people to feel welcomed with a sense of nature, tranquility and the rural lifestyle we have committed to preserve. Please don't destroy that.

We request that the designation for this parcel is reverted to Special Planning Area with no consideration for interim uses.

My family deliberately chose to live in Springbank to enjoy its space, privacy, nature and a sense of rural community. The proposed designation and any future commercial developments along 101 St are inconsistent with the values and priorities of current residents, it is incompatible with the character and existing uses of the surrounding land and there is no compelling need for it that will directly benefit the people who live locally but will be most impacted by it.

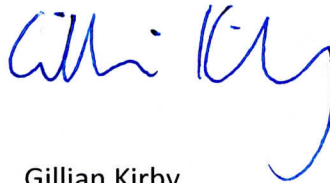
It will bring about a considerable and irreversible impact to adjacent lands, the road network, wildlife and the natural environment and it will not enrich the lives of present or future residents.

We do not support this revision of the South Springbank Area Structure Plan, Bylaw C-8064-2020.

Yours faithfully,



Michael Koy



Gillian Kirby

Glenda Johnston

February 2, 2021

8 Grandview Pl,

Calgary, AB T3Z 0A7

Rocky View Council Members,

I am writing regarding Bylaw C-8064-2020: Adoption of the South Springbank Area Structure Plan.

My family and I have been residents of the development of Grandview Park in Springbank for nearly 10 years and have enjoyed being part of a semi-rural community with easy access to the City of Calgary. It is **not** inexpensive to live in such a neighborhood and we work hard to keep the standards high in our respective communities. The modifications envisioned in the 2020 ASP will change the look and feel of the community and our way of life considerably. While I suspect this is inevitable over time, I appreciate that you have undertaken to do this with some consultation and careful consideration. The additional homesites will increase traffic and density in the area as well as noise levels and increasing loads on schools and recreational facilities. My hope is that you work hard to keep as much green space as possible as it is an important component of the area. I am sure there will be provisions for these issues, but I wanted to take the time to voice them as major concerns for residents already living in the area.

Thank you for considering the impact of these future plans on our residents.

Glenda Johnston

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8064-2020
Date: February 3, 2021 4:48:55 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Glenn Kaminski
Sent: February 3, 2021 4:30 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8064-2020

Do not open links or attachments unless sender and content are known.

To Whom it may concern,

As a resident of Sterling Springs, I am strongly opposed to Bylaw C-8064-2020.

Regards,

Glenn

Glenn Kaminski

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [Jeff Pollard](#)
To: [Legislative Services Shared](#)
Subject: [EXTERNAL] - NO to BYLAW C-8064-2020 South Springbank Area Structure Plan
Date: February 1, 2021 4:16:44 PM

Councillors,

I am writing to express concern about the new Springbank Area Structure Plan(s).

I disagree with the separation of the single Springbank Plan into 2 because Springbank is a single community, and the proposed changes will impact all of us. Planning should look at the whole community, its utilities, schools, population growth, and culture together. Development needs to address the full community, not be broken into separate pieces. Are you trying to divide the community so that the feedback is spread out? Your postings say that you split the Plan in 2 to reflect the different goals for the different areas, but whose goals are different? What consultations led to establishing new goals?

I disagree with the substantive changes which will increase the pace and scope of development well beyond that described in the original Area Plan. Did you think we wouldn't notice if you split the Plan in 2 and rammed it through with minimal discussion or community engagement? Scheduling a last minute Q&A session on a single weekday morning was completely inadequate! This appears to be a cynical attempt to be able to claim that you've tried to engage the community. But voters who work on weekday mornings will certainly remember that they were excluded from meaningful preparation and discussion.

I am having difficulty even understanding the new Plans due to the contradictions and inaccuracies in the County postings and links. The work is shoddy and rushed. Why? The outlined division also does not make sense and does not reflect community realities or existing (and future) connectivity. What is the rationale for this particular split? If 2 Plans were needed (why?), then what other Plans were considered and what data led to these specific proposals?

I am particularly upset by the lack of transparency regarding financing of critical infrastructure. Hasn't this Council learned from its past mistake of incurring huge debt due to poor planning?

Springbank residents have been very clear when consulted in the past. We do not desire high density developments except for special settlements like senior housing. The persistent attempts by this Council to circumvent this preference suggest that you are more interested in serving the developers who fund your campaigns. The proposed Plans will not maintain the rural character of Springbank or support continued agriculture in our community.

Once again, I must question why this Council is so tone-deaf and unwilling to engage with and show respect for its constituents.

Sincerely,

Jeff Pollard

24137 Heritage Woods Dr
Calgary, AB T3Z 3P3

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Opposed to Bylaw C-8064-2020
Date: February 3, 2021 3:18:38 PM

MICHELLE MITTON, M.SC
Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

-----Original Message-----

From: Jocelyn Fitzgerald [REDACTED]
Sent: Wednesday, February 3, 2021 3:06 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Home [REDACTED]
Subject: [EXTERNAL] - Opposed to Bylaw C-8064-2020

Do not open links or attachments unless sender and content are known.

To Whom this may concern.

We are writing to you today to express our extreme opposition to Adopt the South Springbank Area structure plan. It is our belief that it would destroy the peace and beauty of this area. The area we all have chosen to live with the existing structure plan. Not to have Cluster Housing all around us and the disarray that comes along with all that.

Thank you
Jocelyn and Mark Fitzgerald
60 Sterling Springs Cres.

From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Supplemental input to the South Springbank ASP Bylaw C-8064-2020
Date: February 2, 2021 5:34:38 PM

FYI

Jessica Anderson
Senior Planner | Planning Policy

From: Michelle Mitton <MMitton@rockyview.ca>
Sent: February 2, 2021 5:32 PM
To: John Bargman [REDACTED]; Legislative Services Shared
<LegislativeServices@rockyview.ca>
Cc: Jessica Anderson <JAnderson@rockyview.ca>
Subject: RE: [EXTERNAL] - Supplemental input to the South Springbank ASP Bylaw C-8064-2020

Good evening John,

Thank you for submitting your comments on this proposed Bylaw, they will be included in the agenda for Council's Consideration at the public hearing February 16, 2021.

Thank you,
Michelle

MICHELLE MITTON, M.Sc
Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

From: John Bargman [REDACTED]
Sent: Tuesday, February 2, 2021 5:06 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Jessica Anderson <JAnderson@rockyview.ca>
Subject: [EXTERNAL] - Supplemental input to the South Springbank ASP Bylaw C-8064-2020

Do not open links or attachments unless sender and content are known.

Bylaw C-8064-2020 File#: 1015-550.

I wish to supplement my input sent to you dated Jan 10 as I have done some more studying. Council must reject this ASP

WATER

Background

The Harmony water license has specific water allocation and maximums for specific lands. I have attached a copy of the water license 0047 4326-00-00. The water allocation is for the lands covered by the Harmony development (see attached water license). The total water allowed to be diverted “shall not be more than **917,221 cubic metres of water per calendar year**”.

The following quote is from of ISL’s Springbank Water Strategy report:

3.1.3 “In comparison, the full build-out of the focused service area requires a potable water volume of 26,340 m³ /day as discussed in the following sections, equivalent to **9,613,925 m³ /year**, to make the development viable. The near-term service area requires a potable water volume of 11,065 m³ /day, equivalent to **4,038,801 m³ /yr.**”

Feedback

The existing water licence for Harmony is for a maximum of **917,221 cubic metres of water per calendar year**.

How can RVC recommend in the proposed South Springbank ASPs, with a supporting technical document from ISL Engineering, that the Harmony water licence be a source of water supply for the Springbank ASPs, when that licensed volume is barely enough to supply a full build-out of Harmony development? It is not even enough to cover the lesser near-term needs of the ASPs, let alone the fully built-out ASPs. It is not possible to increase the annual cap on the water that can be withdrawn – Alberta Environment and Parks confirmed this. It is possible to apply for an extension of the lands to be serviced through this licence but that would be unlikely to be granted especially to cover such a large area as envisioned in this ASP. Where will the water come from to allow full build out of this ASP? The water licences for other water systems such as Popular View and Westridge do not have the capacity (nor the desire in some cases) to supply the volumes envisaged to support the commercial and residential density envisaged in the proposed land usages.

Page 75, Map11 of the ASP shows a mainline “Harmony Water Line”, many proposed water lines and a proposed water reservoir and pumphouse. According to the ISL report the water reservoir is required to ensure continuation of supply of water and adequate fire suppression. Who will build the water reservoir? Who will pay for the water reservoir and mainline “Harmony Water Line”? If developers are to bring their own water to their local development plans – how will this regional water system ever be built? What will prevent a system of water pipelines that have no ability to be shared by other developments as envisioned in the ASP? What will prevent inadequate guaranteed continuation of supply for dense development (<2 acres)? I am told by Council staff that there will be no taxpayer money used to develop this

system. I am told by council staff this is a high level document and that detailed technical review will occur on development plan application, then I ask why is there such a detailed report as the ISL report that outlines a regional water system strategy?

It is very clear in the ISL report that they recommend the Harmony water plant as the only logical solution (along with the Calalta plant and licence). No mention is made of other water sources delivering into the proposed regional system. The ASP does not reflect this recommendation and yet there is no clear alternative solution presented – just the map11 and the ISL report that does not recommend any water source beyond that of Harmony and Calalta that can not possibly supply the water required based on their maximum annual withdrawal.

Quality of ASP Document

The state of the current “draft” ASP is not fit for publication and certainly not fit to be incorporated into a by-law. There are multiple incorrect references a just few examples follow:

1. Section 3 Springbank Vision and Goals - Why all of Springbank rather than South Springbank? The North ASP addresses North Springbank in its Section 3.
2. Section 4 Plan Area “The South Springbank Plan Area boundary is generally defined by the Elbow River to the south, and the city of Calgary to the east. To the west, the Plan area adjoins the Harmony development and agricultural lands. To the west of Range Road 34, lands are generally agricultural.” Incorrect – this is not South Springbank.
3. Pg 24 “Land use redesignations within these areas will require the prior approval of a local plan in accordance with Section 29 and Appendix B.” There is NO section 29 in the South ASP.
4. 7.47 Villa Condo developments within the Plan area should: a) have an approved local plan meeting the requirements of Section 28. There is no Section 28 in the South Springbank ASP.
5. 9.4 e) “appropriate interface and scenic corridor policies shall be established, consistent with Sections 10 and 17 of this Plan.” Section 17 is Transportation
6. MANY MANY more too many for this submission.

John Bargman
178 Artists View Way
Calgary, T3Z 3N1, AB

John F. Bargman



From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Draft South Springbank ASP - Comments
Date: February 1, 2021 1:09:59 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Marc Hodgins [REDACTED]
Sent: January 29, 2021 3:44 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Division 2, Kim McKylor <KMckylor@rockyview.ca>; Division 3, Kevin Hanson <Kevin.Hanson@rockyview.ca>; Division 1, Mark Kamachi <MKamachi@rockyview.ca>; Division 4, Al Schule <ASchule@rockyview.ca>; Division 5, Jerry Gautreau <JGautreau@rockyview.ca>; Division 6, Greg Boehlke <GBoehlke@rockyview.ca>; Division 7, Daniel Henn <DHenn@rockyview.ca>; Division 8, Samantha Wright <SWright@rockyview.ca>; Division 9, Crystal Kissel <CKissel@rockyview.ca>
Subject: [EXTERNAL] - Draft South Springbank ASP - Comments

Do not open links or attachments unless sender and content are known.

Dear Rocky View Legislative Services and Councillors,

I am writing in regard to the draft **South Springbank Area Structure Plan** which will be presented for Council's consideration on February 16 2021. I am a landowner in the area, I have attended various consultations on this plan, and I am concerned with the direction this plan has taken in my area.

I am opposed to an unexpected amendment in this latest draft and opposed to two specific re-designations this plan proposes. Specifically:

1. The sudden last-minute introduction of an "**Urban Interface Area**" designation to the land located at the intersection of Old Banff Coach Road and 101st St SW and most specifically the statement that it "will be generally commercial," (this land is currently designated residential), and
2. The redesignation of the land immediately south to "**Special Planning Area 2**" (this

land is also currently designated as residential).

Under the current ASP, these lands are **residential**. They should stay this way. If you want to call that an "urban interface area," then fine, but don't prejudice future land development by stating in the ASP that an "urban interface area ... will be commercial"!

The owner purchased the land knowing it was residential. Surrounding landowners purchased land with the same understanding. Why are we changing the rules? **There is NO demand for changes with this land**, but there is strong opposition (reference: the auto mall proposal in fall 2019 and many letters received from residents).

The ASP's statement that the "Urban Interface" land use must be consistent with the "Transitions" plan policy is not enough to ensure this land is suitably developed. Almost the entire area I am referring to in points #1 and #2 is **natural forest** with **extensive wildlife** - I live nearby and see wildlife every day! Developing this land commercially would be devastating to wildlife, and devastating to maintaining and enhancing the appearance of the Springbank area when approached from the City of Calgary.

This is a once in a lifetime opportunity to maintain an aesthetically pleasing transition and maintain Springbank's unique country residential and rural character at our border with the City of Calgary.

The landowner in its earlier "auto mall" application argued that the city is developing commercial properties to the east of 101st St, so similar should be done on the Springbank side. This is nonsense; it doesn't matter what the city puts on its side. Draw the line where the city ends and Springbank begins. One landowner's desire to develop his land in opposition to the original ASP (and in a way that none of the local residents support) should not influence the new ASP.

Council, please stand up for existing residents and keep this land designated residential.

Thank you for your time and consideration of these concerns,

Marc Hodgins



From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: RE: [EXTERNAL] - BYLAW C-8064-2020 South Springbank Area Structure Plan
Date: February 3, 2021 10:53:35 AM

FYI

Jessica Anderson
Senior Planner | Planning Policy

From: 3 bluffs [REDACTED]
Sent: February 3, 2021 10:38 AM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Jessica Anderson <JAnderson@rockyview.ca>
Subject: [EXTERNAL] - BYLAW C-8064-2020 South Springbank Area Structure Plan

Do not open links or attachments unless sender and content are known.

I would like to register my concern with the accuracy of the South ASP. How can we properly analyze it when it is full of errors and references. It feels to me like a very shoddy effort and makes me wonder about all of the accuracy of the contents and the seriousness of it.

Water, waste water and traffic are at the top of my list and there are too many errors in their references.

I am also concerned about the N-S split and the manipulation of the North -South boundary and how it seems to include mostly undeveloped and existing commercial land on one side and mostly existing residential in the South. We all drive the same roads, go to one school and one PFAS's.... one plan should cover all.

Let's get it right.

Regards,
Mark Schmidt
8 Westbluff Bay
[REDACTED]

February 3, 2021

Legislative Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Re: South Springbank ASP
File Number: 1015-550
Bylaw: C-8064-2020

Dear Sir:

I would like to register my strong opposition to approval of the subject Bylaw dealing with the South Springbank Area Structure Plan, as written. The basis of my opposition is related to the change in a portion of the originally proposed Special Planning Area 2 to Urban Interface Area, specifically the portion of the NE 20-24-2W5 bounded on the north by Old Banff Coach Road, on the east by 101 Street West and on the south by the power line right of way.

In addition to the issues identified in the letter written by Mr. David Webster, and supported by many of us in the communities surrounding the above bylaw change, I would like to voice a further concern.

I grew up in Sarnia, Ontario, known as the "Chemical Valley" of Canada due to the refining and petrochemical industry that was developed in the first 80 years of the last century. Sarnia has many parallels to Calgary and area: an oil and gas driven economy, an influx of educated professionals from around the world, and head offices of many of these companies. Both Imperial Oil (until 1973) and Dow Chemical (Canada – not sure of the year it moved to Calgary) had their Head Offices there.

In the late 1970's, when the world moved on to larger world scale plants and facilities, the industry first scaled back, then shut most of its operations leaving a much smaller employment base.

The city responded, first by trying to grow its way out of the loss of tax revenue by supporting developers build commercial infrastructure including malls, which didn't have the base to survive. They assumed the community population and wealth would continue to grow. It didn't.

Although the developers made money, the community watched commercial entities fail, then become lower quality establishments (Eg. strip joints) and eventually became boarded up and abandoned, providing a home for crime.

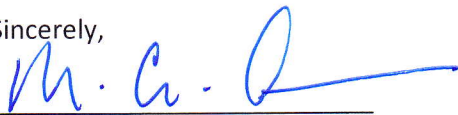
Returning 25 years later, many places were still boarded up. The city has found a new path now as a desirable retirement and lakefront community, and property values have slowly recovered.

Calgary, and area, is at the beginning of another massive global shift that directly affects its wealth and ability to generate more wealth. Much of my career in oil and gas, I spent travelling to other parts of the world and I am seeing all those places moving on from that industry, and whether or not Albertans like it, it is happening, not just because of the government in Ottawa, but around the world.

Rockyview needs to recognize that optimistic population growth, is one scenario, but much less likely. More likely are scenarios of no growth, and certainly no wealth growth. As a very personal example, of my five children (Veterinarian, Fireman, Medical Doctor and 2 Engineers) one has stayed in Calgary. The rest have left to other parts of Canada for work. When our professional youth are leaving, it is a big red flag that planned growth is vapourizing.

Once again, I am requesting you stop the proposed change to Urban Interface Area in the South Springbank ASP, and "safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management" as the South Springbank ASP vision statement and goals state.

Sincerely,



Michael Ames
347 Heritage Place

From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - objection to Springbank ASP's and MDP
Date: February 2, 2021 2:48:10 PM

Jessica Anderson

Senior Planner | Planning Policy

From: Dunn [REDACTED]
Sent: February 2, 2021 2:46 PM
To: Jessica Anderson <JAnderson@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Legislative Services Shared <LegislativeServices@rockyview.ca>; Michelle Mitton <MMitton@rockyview.ca>; kevin.hansen@rockyview.ca; Division 2, Kim McKylor <KMckylor@rockyview.ca>; Division 1, Mark Kamachi <MKamachi@rockyview.ca>; Division 4, Al Schule <ASchule@rockyview.ca>; Division 5, Jerry Gautreau <JGautreau@rockyview.ca>; gboehike@rockyview.ca; Division 7, Daniel Henn <DHenn@rockyview.ca>; Division 8, Samanntha Wright <SWright@rockyview.ca>; Division 9, Crystal Kissel <CKissel@rockyview.ca>
Cc: transportation.minister@gov.ab.ca
Subject: [EXTERNAL] - objection to Springbank ASP's and MDP

Do not open links or attachments unless sender and content are known.

Dear Rocky View Planning & Council Members,

As a long-term resident and constituent of the Springbank area, I am writing to present my and my family's strong objections to the changes being proposed for the below 3 plans. I feel we are speaking for North & South Springbank due to the new changes to the map taking parts of North Springbank south of Highway 1.

RE:

BYLAW C-8031-2020 North Springbank Area Structure Plan

BYLAW C-8064-2020 South Springbank Area Structure Plan

Municipal Development Plan Bylaw C-8090-2020

Plans should not be approved without prior demonstrated assurance of sufficient and adequate infrastructure, including water (potable water supply & wastewater treatment), transportation (traffic impacts & roads capacity), and rationalized sustainable limits to total development. Simply allowing multiple developers to plan independently is a disaster waiting to return to the County for resolution of future discrepancies or inadequacies, where the responsibility to rectify any problems will surely rest with RVC Council and its constituents (i.e., voters).

Critical issues include:

1. Proposed development plans indicate that no water or sewage plans or licenses have been approved. The ASP seems to indicate there will be water, but not how or from where, and taxpayers will pay for whatever water systems the developer chooses, but initially water & sewage can be trucked in? Plans refer to piped water from Harmony, but that license stipulates it is for Harmony alone. Water is already over-allocated in the Bow River basin and shortages will only increase as environmental and climate conditions change, even more so if SR1 goes ahead in the absence of a dam that can hold water for later use.
2. The existing “country residential” definition of 2 acres, seems to have been changed to 1 acre or smaller, with repeated areas of “cluster residential” of .5 acre. However the 2 acre minimum reflects a size that can be managed with on-site septic systems. A viable and sustainable system for treating wastewater should be required by Rocky View County prior to approval.
3. One of the proposed developments is a planned auto mall at 101st Street. That would be a huge water user and is sure to generate a huge amount of traffic on Old Banff Coach Road, as well as Springbank rd – significantly more traffic than at present with potential for even more accidents and casualties than are experienced on these roads currently. Also there is already a competitive auto mall, only 15 minutes north of this location, once Stoney Trail connects, which suggests that the future for the proposed development will be either non-viable by the time it is constructed, or it may be subject to obligations for RVC to mitigate negative economic impacts as a result of its approval.
4. This piece of land at 101st has a deep natural gully, not a flat area, so is unsuitable for intensive development without considerable landfill and disruptions to overland stormwater flow and wildlife passage. It is a major wildlife corridor, used continuously by many animals large and small. Auto malls are known to be huge water consumers, yet there are no water licences for this area & the water table is deep as well as in short supply, not to mention that no new water licenses are available in all of the South Saskatchewan River basin.
5. These development plans will significantly increase the traffic on Old Banff Coach Road. Old Banff Coach Road has been drawn on some of these plans as having four (4) lanes, even with signalized traffic lights. It is a narrow historic highway, already carrying far more traffic than it was designed for and prone to repeated accidents due to difficult curves, with many hidden driveways and connecting roads. It is also frequently used to detour highway traffic following accidents on Highway 1. A comprehensive traffic impact assessment should be required before permitting any expansion of this road, as well as a guarantee that Rocky View County and its residents will not be on the hook for financing any road improvements, mitigations or remediation measures now or at any time in the future. Further, any approval by RVC of land developments that will impact areas of provincial jurisdiction (i.e., Old Banff Coach Road) should have prior agreement from the Ministry of Transportation, Government of Alberta.

I implore you: Do not approve these plan changes at council on Feb 16, 2021.
thank-you for your consideration. I will be pleased to participate in additional
community engagement as planning for the Springbank area progresses.

Sincerely,

Moire & Jeff Dunn

213 Artists View Way

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - Bylaw c-8064-2020
Date: February 3, 2021 4:39:30 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Nicole Genereux
Sent: February 3, 2021 4:11 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw c-8064-2020

Do not open links or attachments unless sender and content are known.

Hello

I would like to submit my opposition to bylaw c-8064-2020. I do not support the south sprinbgank ASP.

My address is 39 Sterling Springs Crescent, Calgary, AB T3Z 3J6.

The services and infrastructure of the area do not support a high density urban development.

Thank you

Nicole Genereux

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Bylaw C-8031-2020
Date: February 1, 2021 1:15:44 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Pam Janzen [REDACTED]
Sent: January 31, 2021 3:23 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8031-2020

Do not open links or attachments unless sender and content are known.

To RockyView Council,

I do not agree with splitting the Springbank ASP into North and South. This is contrary to the input from the existing residents.

The water servicing strategy as proposed appears to be designed for the TransCanada corridor, which primarily has commercial and industrial uses. There does not appear to be a piped strategy for the proposed residential areas, while at the same time, these residential areas are forecast to grow enormously. I believe it is negligent to not provide a piped water/wastewater solution for any future development in this area.

Pam Janzen
34199 Township Rd 240A

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - BYLAW C-8064-2020
Date: February 3, 2021 1:09:08 PM
Attachments: [BYLAW C-8064-2020 25 Artists View Gate - Pedro Aleman.docx](#)

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Pedro Alemán

Sent: Wednesday, February 3, 2021 1:05 PM

To: Legislative Services Shared

Subject: [EXTERNAL] - BYLAW C-8064-2020

Do not open links or attachments unless sender and content are known.

Attention: Legislative Services Office

BYLAW C-8064-2020

Please find attached my written submission for the hearing on February 16, 2021

Best Regards,

Pedro Aleman

25 Artists View Gate

Calgary, AB, T3Z 3N4.

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - BYLAW C-8064-2020 South Springbank Area Structure Plan
Date: February 3, 2021 3:18:48 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Randy Gillis

Sent: Wednesday, February 3, 2021 3:07 PM

To: Legislative Services Shared

Cc: Jessica Anderson

Subject: [EXTERNAL] - BYLAW C-8064-2020 South Springbank Area Structure Plan

Do not open links or attachments unless sender and content are known.

Dear Sir/Madam – I am a resident of Sterling Springs Crescent and wish to object to the proposed bylaw for the South Springbank Area Structure Plan.

Key Concerns

- The Area Structure Plans for Springbank have long preserved and respected the wishes of the community residents. However, the future laid out in these ASPs bears little resemblance to the tranquil, rural country residential community that attracted people to choose Springbank as their home.
- Council's decision to split the Springbank ASP into two documents is completely contrary to input received during consultations on the ASPs. Residents overwhelmingly wanted one ASP for their one community.
- Residents expressed a strong preference for maintaining Springbank's rural character and did not support cluster residential development except for special purposes such as seniors' housing. They also expressed serious concerns about the need for proper servicing for any future development in Springbank. Despite this input, the ASPs have designated just under 30% of the total area to be cluster residential development (31% in the North ASP and 27% in the South ASP). Cluster residential assumes 1.5 dwelling units per acre; but will be able to increase to 2.0 units per acre. On a related point, infill country residential development will permit 1-acre parcels rather than being limited to the 2-acre minimum for country residential properties.
- The ASPs' land use strategies will result in estimated populations of 17,890 in the North ASP (with 1.18 dwelling units per acre) and 14,600 in the South ASP with 0.89 dwelling units per acre). These are dramatically higher than what would result under the current ASPs, which would have been a maximum combined full-build-out population of 19,396. The new ASPs are a 70% increase. Even more startling is the reality that the ASPs' population figures exclude the estimated 10,845 residents

anticipated in the future expansion area and special planning areas, which are all included in the full build-out servicing strategy. Including these areas, the estimated full-build out population of 43,335 is 225% of what would have been expected under the current ASPs.

- The land use strategies for both ASPs eliminate agricultural land uses. They treat agriculture as a transitional use until it is pushed out by residential or commercial development. This is contrary to resident input that emphasized the importance of retaining rural, agricultural land uses as an essential component of the community's character.

Our family has lived in Springbank for more than 20 years and it was the peaceful rural community setting that attracted us in the first place. The proposed changes to the ASPs in the bylaws are a significant departure from what the community's residents want and desire. I strongly urge to you stop and re-visit the plans with better attention to the community's needs.

regards,

Randy Gillis

19 Sterling Springs Crescent

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - General Objection to - South Springbank ASP Bylaw C-8064-2020, File 1015-550 and,, - North Springbank ASP Bylaw C-8031-2020, File 1015-550
Date: February 3, 2021 1:05:44 PM
Attachments: [lgladgplenbejngi.png](#)

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Richard and Heather Clark

Sent: Wednesday, February 3, 2021 1:03 PM

To: Legislative Services Shared

Subject: [EXTERNAL] - General Objection to - South Springbank ASP Bylaw C-8064-2020, File 1015-550 and,, - North Springbank ASP Bylaw C-8031-2020, File 1015-550

Do not open links or attachments unless sender and content are known.

=====

February 2, 2021

Planning Services Department, Rocky View County

262075 Rocky View Point

Rocky View County, Alberta

T4A 0X2

**Re: - South Springbank ASP
 Bylaw C-8064-2020, File 1015-550 and
 - North Springbank ASP**

Bylaw C-8031-2020, File 1015-550

Sent by Email: legislativeservices@rockyview.ca

This letter is to express disappointment with both of the Area Structure Plans. The plans appear to focus on development rather than maintaining the rural character of Springbank. The plans contain many errors and inconsistencies. The process of making area structure plans for Springbank, appears to be rushed with little public consultation. Perhaps with more explanation, and public input, there may be more agreement to a plan.

A particular item of objection is the introduction and approval of the "Urban Interface" (UI) designation in the NSASP. UI is not an interface but a complete extension of urban city land use. How did this UI even get into the ASP? It appears it was a slow evolution that became defined only in the Sept 2020 ASP. This is during the time of covid, so open houses and communication was less than ideal.

The UI was only words until the Hwy1 CS provided an illustration of the designation. The UI vision in the CS is big box stores and city lot residential. This is in complete contradiction to the desires and needs of local residents.

UI should be removed and other land uses in the ASP be used for the land areas.

Talking Points:

Many of the errors and inconsistencies, have been highlighted by organizations

in Springbank.

An example: In Section 10.1 of the South ASP, there is reference to section 10 and 17. This should be sections 11 and 18.

We were pleased when Calgary stopped annexing more land, thus leaving Springbank rural. Then, surprise, RVC designates land Urban Interface, making the land city residential.

In the slides, there is one mention of UI, without any details or discussion

In May the ASP were not divided. Why was the SASP split? In May 20, one plan, then in September, two plans

Why was Hwy1 not used as the divider line?

Why is the commercial and residential UI being proposed?

There is sufficient commercial land at the RR33 interchange

The UI is not a transition or interface, it is full blown continuation of the city.

The North Springbank ASP is currently in draft, going for reading in mid February 2021. The Conceptual Scheme is being submitted ahead of the yet approved NSBASP. How can this happen?????

The problem of how this development is possible, seems to have occurred when the Central SB ASP was converted to the North and South ASP. In the NSASP there is a designation of 'Urban Interface'(UI). The details of UI give the 30-80% commercial and 6-10 units per acre. The developer appears to have used these details to prepare the conceptual scheme with the large commercial and high residential density.

How did someone (developer?) get to RED Line the SASP so that it was in apparent agreement with development?

Land Use Panels

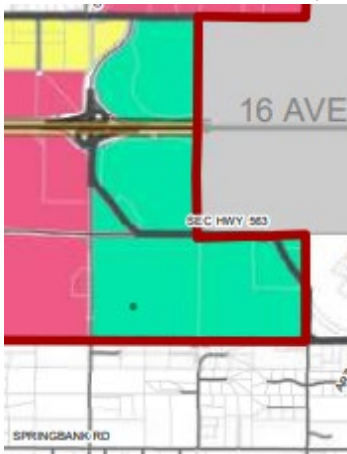
At the Hwy1/OBCR interchange, ½ section shown as SPA

The two ¼ sect shown as residential/commercial

Presentation Slides of May 20 shows UI and SPA, but No UI definition

U of Residential, Cluster Res, Business/Commercial, Institutional

Other land uses that can be used in combination to create a mix - Ag, Residential, Commercial/Industrial, Public services (Community)



The Urban Interface designation for the square area south of the Hwy is for 80% commercial and 10 lots per acre. This is equivalent of six big

box stores, and city residential - 10 units/acre vs 0.5 units/acre in surrounding area (20x increase).

The lands south of the Hwy, and east of the Mountain View Lutheran church on RR31 that will be Urban Interface, are proposed to have between 6.0 and 10.0 units per acre and 30% commercial. These 320 acres could have city size lots and 96 acres of commercial area.

The UI is where the rural character of Springbank is being changed. Recommend that UI be removed and existing designations be used.

Why is there a need for more large commercial use when there is sufficient capacity at RR33 and COP areas?

How did the designation of Urban Interface and the negative consequences come to be?

Thank you for your consideration.

Heather and Richard Clark [REDACTED]

244090 Range Rd 31.

=====

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8064-2020 and South Springbank Area Structure Plan
Date: February 3, 2021 4:48:31 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Bell, Richard
Sent: February 3, 2021 4:24 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8064-2020 and South Springbank Area Structure Plan

Do not open links or attachments unless sender and content are known.

Dear Sir/Madam,

I write to express our opposition to the South Springbank ASP, in particular to the proposed "Cluster Residential" development portions of the Plan.

Allowing Cluster Residential development would drastically and permanently alter the existing rural nature of the area and turn significant swaths of South Springbank into the equivalent of urban Calgary neighbourhoods.

This would also have a detrimental effect on access to education at all three Springbank schools (Elbow Valley Elementary, Springbank Middle School, and Springbank High School), where many classes already approach or exceed 30 students.

I am quite shocked that there has been so little notice to and consultation with area residents to date regarding such a major change and upheaval to the South Springbank community. Our family only heard of this through a recent email from our local Residents' Association.

Allowing Cluster Residential development in South Springbank should not be considered, and we strongly oppose its inclusion in the present ASP.

Sincerely,

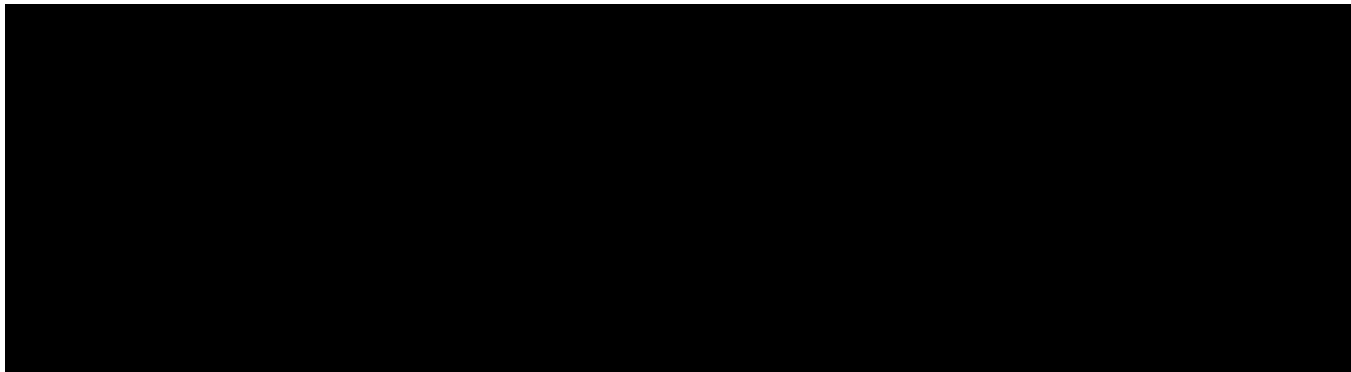
Richard Bell

35 Sterling Spring Crescent

Richard D. Bell

[Redacted signature block]

[Redacted signature block]



February 3rd, 2021

Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Attention Planning and Development Services Department

Sent by e-mail to legislativeservices@rockyview.ca

Re: **BYLAW C-8064-2020 South Springbank Area Structure Plan**

Thank you for the opportunity to provide feedback on the draft South Springbank Area Structure Plan (South ASP). There has clearly been a great deal of work go into this. Some of the concepts such as Cluster Residential, Villa Condo Developments and specified Transition areas between adjacent land uses hold great merit. These parts of the draft South ASP will further the development of our unique rural area that is located adjacent to a major urban centre. My family has lived in Springbank for 45 years - we have loved the *"tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage"* as the Vision statement eloquently describes it.

There are, however, aspects of the plan that I believe warrant revision and **I would like to register objections to the following.**

Please note that these concerns are shared by the undersigned residents of Springbank.

Splitting the Springbank ASP into North and South

The purpose of having ASPs is to provide a coordinated approach to future planning. I believe this is best done through a single ASP.

- The division between plans is arbitrary and does not follow any natural or intuitive boundaries.
- I fear that input from those living in one ASP, but having concerns about future development in the other ASP will be given less credence. In our case we live very close to the dividing line and this barrier to input on developments close to us is of significant concern.
- Services are already tenuous in Springbank. Potable water, waste water and water for firefighting are key services that need a coordinated approach. I understand that other letters have raised very specific concerns about these issues and I encourage careful consideration of how this ASP could worsen services.

- The Range Road 33 corridor spans both plans. This is a key area for future planning and it is essential that there is consistency and clarity in all proposals for development along this route.
- There are inconsistencies between the 2 ASPs. For example, the parameters for Urban Interface are quite different between the two ASPs. There are also numerous typographical errors and incorrect referrals to section headings in the documents. This compounds the difficulty of reading them and is an unintended, but negative, consequence of the split.

Rural Character of Springbank

The Vision in the draft South ASP eloquently states that *"Springbank will principally offer a tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage."* However, the plan is so focused on "development" that the rural character is threatened.

- Between the two ASPs there are **37 quarter sections that are proposed for high intensity zoning** such as Commercial, Industrial, Business or Urban Interface zoning. I certainly recognize the importance of having some land zoned for these, but this excess is striking. If it is zoned in this way, it will encourage development applications that markedly change the community of Springbank and undermine residents' ability to preserve our rural character.
- The draft South ASP identifies Old Banff Coach Road as a scenic corridor on Map 10. I wholeheartedly support this concept. However, it is bordered by an Urban Interface that will be commercial which will entail signage, parking lots and traffic that will undercut the stated objective. The adjacent Special Planning Areas also risk attracting developments that are inconsistent with a scenic corridor unless great care is taken.
- The beauty to the west of Calgary is amazing. Nearly every visual representation of the Calgary area looks to the West over Springbank. We represent the transition between the city and the mountain skyline. Anyone who lives, works or visits Calgary passes through this area. Let's cherish and protect this point of transition between the city and nature. Let's keep our wonderful Springbank topography and the mountains vistas. Lines of big box stores or auto malls or warehouses will destroy this.
- There is an economic benefit to Rocky View if we thoughtfully preserve this beauty. It helps attract and retain bright, creative and energetic individuals that will foster a breadth of economic activity in the Calgary area that will help overcome Alberta's recent economic challenges.
- The Section on Agriculture also contains important initiatives. But it is of note that there is no longer any land that will be zoned Agricultural in either plan. Nor is there any mention of a preferred phasing of development such as the Bearspaw ASP contains. Between these two gaps one is left with the impression that Springbank is open for any and all piecemeal proposals that will take away agricultural land. This bias is reflected in wording such as on p. 5: *"Support agricultural uses until alternative forms of development are determined to be appropriate."* It would be more supportive of agriculture if it read: "Support agricultural uses **unless** alternative

forms of development are determined to be **better for the community.**"

- The importance of wildlife is noted in the Section 13 Natural and Historic Environment. However, this section places too much emphasis on the protection of wildlife corridors. The birds, mammals and chirping frogs we love mingle around us. If 37 quarters of land are turned to high intensity use, we will lose important feeding and sleeping areas for these welcome neighbours.

Community Engagement

- I recognize that this process has been ongoing for several years. However, I only became aware of it in the past few weeks. In speaking to neighbours they have also not been aware of the draft ASP development. Certainly we all have busy lives and thus may miss some announcements, but we do all try to pay attention to local news and developments.
- We have spent a considerable amount of time reading the myriad documents in a concerted effort to understand the goals of the ASP and their associated goals and implications. Our objections are not a knee-jerk reaction, although there has been considerable anger during our discussions due to some of the proposals and our frustration with the timelines.
- I truly hope that Council and Administration will recognize that our input in this letter - and a separate one regarding the North ASP - is based on a sincere desire to establish planning documents that will address the multiple issues Springbank will face in the coming years.
- Trying to do this during the Covid-19 pandemic has presented significant challenges as we have tried to follow the recommendations not to visit in each other's homes. Usual gathering places for discussion such as curling leagues at the Park for all Seasons have also been shut down. We have done our best to work around this and hope that Council will give due consideration to our proposals.
- Change is inevitable. Careful planning through a well-constructed ASP that has had fruitful community engagement will carry us into the future. ASPs have the potential to form a solid basis for positive discussion of change and continue to build the community. In contrast to this is to have a lack of consensus about the ASP and planning process so that discussion of each change proposed becomes divisive for the community.
- It is certainly apparent to me that my fellow Springbank residents do not feel they have had an adequate opportunity to digest the multiple levels of planning documents, understand the issues and prepare submissions. **I do not see any time pressure that mandates the ASP be approved at this Council meeting.**

Recommendations

In conclusion I strongly recommend the following.

1. Develop a single Springbank ASP.
2. Delay the approval of the Springbank ASPs to ensure a more wholesome public engagement.
3. Reduce the area allocated to high intensity zoning across the 2 ASPs from 37 quarters. Each quarter that is amended from the current draft is an important step in preserving the beauty and character of Springbank.
4. Specifically, I recommend that the Urban Interface adjacent to Old Banff Coach Road be given a different status such as a Special Planning Area.
5. Please recognize that we have worked extremely hard in a very short time frame - and under the Covid-19 restrictions - to provide this feedback and we urge you to make these amendments to strengthen the planning process in Rocky View County.

Respectfully yours,

Roger Galbraith

244062 Range Road 31
Calgary, AB T3Z3L8



ADDITIONAL SIGNATORIES ENDORSING THIS LETTER

Elaine Lehto

244062 Range Road 31
Calgary, AB T3Z3L8

John & Kathy Paulsen

244064 Range Road 31
Calgary, AB T3Z3L8

Richard & Heather Clark

244090 Range Rd 31

	Calgary, AB T3Z3L8
Julie and Bill Barnden	8 Carriage Lane Calgary, AB T3Z3L8
Mohammed & Fouzia Qaisar	4 Carriage Lane Calgary, AB T3Z 3L8
Trevor & Pina Murray	244124 Range Road 31 Calgary, AB T3Z 3L8
Ryan Ganske	12 Carriage Lane Calgary, AB T3Z 3L8
Gavin Burgess	31093 Morgans View, Calgary, AB T3Z 0A5
Joan and Gary Laviolette	31066 Morgans View SW Calgary, AB T3Z 0A5
Elizabeth Virgo	244062 Range Road 31 Calgary, AB T3Z3L8
Evan Galbraith	244062 Range Road 31 Calgary, AB T3Z3L8
Robert Doherty	61 Springshire Place Calgary, AB T3Z3L2

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - BYLAW C-8064-2020
Date: February 1, 2021 1:14:38 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Richard Bird [REDACTED]
Sent: January 30, 2021 6:13 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Cathy Bird [REDACTED]; Division 2, Kim McKylor <KMckylor@rockyview.ca>
Subject: [EXTERNAL] - BYLAW C-8064-2020

Do not open links or attachments unless sender and content are known.

Rocky View County Council:

I am replying to an undated letter received last week from the County concerning the above referenced bylaw.

My name is Richard Bird and my address is 7 Clear Mountain Rise SW, Calgary, AB T3Z 3J9.

Our home sits on a four acre lot looking southwest over Lower Springbank Road, just west of the equestrian centre. My wife and I also own a second adjoining four acre lot.

We OPPOSE the bylaw and the draft South Springbank Area Structure Plan (the"Plan").

The reason for our opposition is that we believe that the Plan facilitates and encourages a form of residential development which would substantially alter the non-urban bucolic character of the south Springbank area in general and our immediate neighbourhood in particular. This rural character is the key attribute which we, and I expect most if not all of our neighbours, sought in deciding to move from Calgary to Springbank.

When we acquired our properties in 2003 they fell within a zoning regulation which did not permit lots smaller than four acres, as did all the properties in the immediate area visible from

our home. I believe that to still be the case today. There were areas to the west which were zoned for minimum two acre lots, which we consider too small to maintain “acreage” aesthetics, but at least they are not visible from our home. The majority of what can be seen from our home looking toward the mountains is the large undeveloped tract belonging to the Colpitts Ranch. We have always supposed that some day part or all of this land might be developed but we have expected that when the time comes it would be zoned the same as the adjacent four acre acreages or at least two acre lots. However, that is clearly not the intent of the Plan.

The Plan is lengthy and detailed. The Plan is described as providing an overall strategy for land use changes and, although not initially clear, a thorough reading makes plain what that strategy is - encourage the majority of further development to follow the high density “Cluster Residential” concept. By high density I mean in contrast to the current four acre and two acre zoning provisions.

At first we read in the Springbank Vision that acreages will continue to be the main housing option in the community. This may be literally true but only because much of area within the Plan has already been developed as acreages, reflecting the intent of previous plans and zoning regulations, and the preference of residents, to maintain the low density aspect of the community. However it is a very misleading statement in that it conveys a sense that further development will continue to follow the historical densities for the most part, which is very clearly not the intent of the Plan.

We also read in Goal 9 that the the goal is to “respect the existing built environment, but explore the use of alternative forms of residential development, such as cluster and mixed use development.” The word “explore” would lead one to believe that the cluster concept is one which is going to be examined, considered, discussed, perhaps experimented with in a limited fashion, not that it is imbedded within the Plan as the predominant direction for new development. Again, this is a very misleading statement.

The policies related to the areas designated by the Plan to be Cluster Residential indicate a maximum average density of 3/4 acre lots but with a requirement for 30% of the area to be set aside as open space. The open space requirement is a good idea which could be included in any form of further development. However, even with 30% open space the indicated density significantly exceeds that of the two acre lot size applicable to much of the existing residential development (by nearly double) and very significantly exceeds the four acre lot size density of the rest of the existing residential development (by nearly quadruple). Worse still from a development density perspective, by increasing the open space set aside to 40% of the development the cluster lot sizes can be reduced to 1/2 acre, increasing the effective density by a further 29%. Clearly a shift in land use strategy to facilitate the cluster concept is a significant shift in development density away from the historical standards.

If the cluster concept were being proposed as an “exploration” or an experiment to be pilot tested on a limited basis, perhaps a quarter section or two, it would not be of great concern depending on where located. However, that is not what the Plan intends.

On Map 04: Existing Land Use I count by visual inspection approximately 32 quarter sections of undeveloped land, aggregating partial quarter sections where there is already some development, and excluding undeveloped land designated as Special Planning Area or for Institutional and Community Services. The undeveloped land is primarily currently designated

as Agricultural with about four quarter sections currently designated as Residential but as yet undeveloped. Comparing this map with Map 05: Land Use Strategy makes the strategy very clear with the Cluster Residential Development pink area occupying most of the undeveloped land and nearly all of the large continuous undeveloped blocks of land, 22 of the 32 quarter sections. The remaining 10 undeveloped quarter sections are all that is designated as Country Residential Infill, to be developed consistent with existing density standards.

I believe that the Plan and the Bylaw should be set aside for further discussion and consideration of significant amendments. I believe that most of my neighbours and likely most existing residents would also oppose the substantial increase in density of most future development which will be enabled by the Plan, if they were aware of it; and I am concerned that the communication of this very significant change has not been thorough enough for the community at large to understand the matter.

J. Richard Bird

From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Springbank Area Structure Plan - Comments
Date: February 2, 2021 10:26:02 AM

Jessica Anderson
Senior Planner | Planning Policy

-----Original Message-----

From: Michelle Mitton <MMitton@rockyview.ca>
Sent: January 25, 2021 5:24 PM
To: Jessica Anderson <JAnderson@rockyview.ca>
Subject: FW: [EXTERNAL] - Springbank Area Structure Plan - Comments

MICHELLE MITTON, M.SC
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Shelly [REDACTED]
Sent: January 25, 2021 3:09 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Springbank Area Structure Plan - Comments

Do not open links or attachments unless sender and content are known.

As a resident, I find it deeply troubling that the comments of residents fails again and again to be taken into account in drafting public policy, documentation and legislation.

I am not in support of splitting North & South Springbank into two separate areas, with their own ASP. There will be a lack of cohesiveness within the community and a lack of consistent vision applied. Springbank is one community, at its heart a community with much rich history, particularly with respect to farming and ranching. Residents who have chosen to live in Springbank, have done so with a desire for rural living, and with the expressed and shared values, lifestyle, and concern for protecting the Springbank heritage.

Splitting Springbank into two ASP despite the residents expressed opinions that Springbank should remain as one area for purposes of planning and the ASP, is seeming to proceed for political reasons and posturing for future development, despite resident's feedback. It is deeply concerning that this path is being pursued. One would wonder the purpose and value of providing input as a resident if it is simply ignored.

Shelly Jacober

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - I strongly oppose Bylaw C-8064-2020 - South Springbank Structure Plan
Date: February 3, 2021 3:21:34 PM
Importance: High

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: [REDACTED]
Sent: Wednesday, February 3, 2021 3:18 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - I strongly oppose Bylaw C-8064-2020 - South Springbank Structure Plan
Importance: High

Do not open links or attachments unless sender and content are known.

Dear Sir/Madam:

I am writing to voice my complete opposition to this proposed bylaw and structure plan. This plan would create a high density residential area right next to our estate acreages (with subdivisions of two acre parcels), thereby destroying the nature and culture of our country residential neighbourhood. Estate areas (such as Rosewood, Cullen Creek, Sterling Springs, Morgan's Rise, Windhorse, River Ridge, and Grandview) surrounding the planned Cluster Residential Development are established developments whose property values depend on quiet country residential living. Owners invested in these developments based on the area being and remaining designated Country Residential. The proposed type of development will greatly reduce property values and peaceful enjoyment of the rural properties by the current residents of these nearly estate communities. In addition, this plan would significantly increase traffic on Lower Springbank Road, which is already pressured, especially in the summers when there are hoards of cyclists coming out here from Calgary. There are many other areas within Rocky View County where a high density neighbourhood can and should be built, such as closer to the City of Calgary where urban sprawl has been occurring, closer to schools, or closer to other cities and towns in Rocky View, and away from estate acreage areas such as ours. The cluster residential area will also be unsustainable in terms of water, sewage, and environmental impact. The area structure studies support minimum two acre lots. You will find similar objections from all residents in the region. I respectfully request that the area between Range Road 30 to 32 and Township Rd 241 to 244 be modified to NOT have a Cluster Residential Development designation in order to allow a suitable buffer zone between existing acreages, and thereby avoid major actions against any future development proposals of a cluster density nature.

Yours sincerely,
Sherri Swystun

[REDACTED]

To: legislativeservices@rockyview.ca

CC: J Anderson, Planning janderson@rockyview.ca

Subject: **BYLAW C-8064-2020 South Springbank Area Structure Plan**

- **Original Springbank ASP vs. splitting into South and North ASPs**

Regarding the RVC document called **"UPDATES SINCE FIRST READING"**:

July 28, 2020 – *"In response to first reading discussion and feedback, Administration split the draft (Springbank) ASP into two plans **to better capture the distinct character and goals** for the north and south areas of Springbank."*

What was reported from the July 28, 2020 Council meeting was that **Div. 2 Councillor Kim McKylor asked for the ASP to be split because "it is just too big"**.

Her request was contrary to what Springbank residents had asked for, which is **to treat Springbank as one community with one ASP**. However, in the Updates Since First Reading, the justification given is *"to better capture the distinct character and goals for the north and south areas of Springbank"*.

Please put the two plans back together as one Springbank ASP as residents requested.

Furthermore, the **borders of the split ASPs have NOT been drawn in a logical way** (e.g., along TransCanada Hwy) but have been very carefully drawn to include most undeveloped land and existing commercial land into the North ASP; and mostly existing residential areas in the South ASP.

What is the purpose of this obvious manipulation of developed versus undeveloped lands?

If RVC takes *Future Expansion Areas 1 and 2* from the North ASP, then both ASPs could more easily be returned to one ASP.

- **Withdraw both ASPs due to GROSS ERRORS and MISLEADING REFERENCES in a POLICY document**

These ASPs fall far below the standard that qualifies for public engagement or for policy documents. The South ASP is riddled throughout with dozens, if not hundreds, of errors (noted in the questions and comments below).

The extremely poor presentation of these ASPs is an insult to Springbank residents. RVC has published the ASPs without having them spellchecked, edited, proof-read or references checked. The shocking extent of these errors renders the ASPs invalid for RVC residents to review (since so many references are wrong). It also gives RVC residents very low expectation of the accuracy of the contents. The errors throughout also invalidate them as legal documents. These ASPs speak volumes about how much the RVC administration respects Springbank residents and taxpayers.

There is also serious inconsistency in both plans, sometimes referring to “Springbank”, sometimes “North Springbank”, sometimes “South Springbank” in contexts where it is obvious that a specific area is being referred to. Obviously, it is very different to make statements about all of Springbank versus North or South.

There is NO care or accuracy in the presentation this ASP document. The ASP document authors and their project manager should be ashamed to have published this for residents without basic document checks having been done. The wrong references make it impossible for the reader to follow up. The document speaks loudly about how little the RVC administration respects residents with the information it provides to them.

These misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

RVC needs to **provide in the ASP online links to any external documents referenced** and add a separate page of all the referenced external document links. It is not enough just to provide the name – readers want to be able to look at them to verify the reference and get more information.

- **Notification of affected residents for Public Engagement**

The current process that RVC uses to notify “area stakeholders” is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified**.

South Springbank ASP (fall 2020 draft) - comments

The most important enabler of development is the **availability of potable water**. Without water, there can be no development on the scale proposed in the ASPs. There appears to be no or insufficient sources of drinking water to provide the scale of development proposed in the ASPs.

SECTION 19 UTILITY SERVICES

Pg 73 “Map 11: Water Servicing and Map 12: Waste Water Servicing depict ***the most feasible utility system at the time of Plan writing***. The final utility system will be determined as part of the local plan preparation.”

The proposals for utility services are part of a “***technical assessment***” (by ISL engineering) and simply represent “***the most feasible utility system at the time of Plan writing***”.

"The final utility system will be determined as part of the local plan preparation."

This is a **NON SEQUITUR** – if it's not the **BEST** choice after the technical assessment, rather than just "*the most feasible*", it is not magically going to become the best solution at the local plan stage. Will there be a further assessment by ISL Engineering (or others) prior to the South (and North) ASPs being finalized? We cannot advance to adopting these ASPs as legal documents based on what might be feasible.

19.12 *"Residential lots less than 1.98 acres in size shall be serviced through a piped or regional waste water treatment system."*

This confirms that the utility services system must be solved and infrastructure provided before any new higher density residential can be proposed, which has not been done in this ASP or technical documents.

19.13 *"Where a regional waste water treatment system is not available, **interim methods of sewage disposal** may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment."*

"Interim methods" likely include trucking out sewage and/or sewage ponds and/or surface spraying of sewage, none of which are acceptable for the health and safety of surrounding Springbank residents.

19.14 What is "PSTS"? – no definition provided

19.17 *"Future piped systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point."*

This appears to be an open invitation to developers to build whatever system they choose and RVC taxpayers will pick up the ongoing costs later.

19.20 *"The **Municipality reserves the right to provide or assist with the provision** of a waste water collection, treatment, and disposal system within the South Springbank area."*

As above, it would appear that RVC is willing to use public money to pay for water systems for private developments. Springbank taxpayers will not agree with this approach.

Map 11 shows **"Proposed Water Lines"** and **"Harmony Water Lines"** – there are no existing Harmony water lines in this area (east of RR 33), so why are the water lines not shown as **PROPOSED**? Very misleading omission.

Why does this map show Calalta Service Areas but **NO** Harmony service areas?

Does Harmony have **ANY SERVICE AREAS** within the South ASP?

Does Harmony have **ANY ABILITY** within its Water Licence to service areas in the South ASP?

The **Springbank ASP Servicing Strategy** report by ISL Engineering states:

3.1.3 “the **full build-out** of the focused service area requires a potable water volume of 26,340 m³ /day ..., equivalent to **9,613,925 m³ /year**, to make the development viable. The **near-term service** area requires a potable water volume of 11,065 m³ /day, equivalent to **4,038,801 m³ /yr**. ... It is important to note that the annual surface volume within the overall Study Area accounts for larger water users such as the Rocky View Water Co-Op Ltd. and Harmony Development Inc; **therefore, availability of water licenses would need to be confirmed to accommodate the volumetric demand. The required volume would be the largest annual volume in the Springbank area.** It should also be noted that the volumes above are for total diversion quantity allowable for each license compared to the volume currently being diverted under each license.

4.1.1 **Harmony Water Treatment Plant Stage 1** of the Harmony WTP has been **constructed to accommodate a population of 6,768** with an average day demand (ADD) of 2.3 ML and a maximum day demand (MDD) of 5.1 ML. Based on 2018 census information, the population is currently 249 people (Rocky View County, 2018). Therefore, there is significant capacity available within Stage 1. That being said, **the Ultimate stage of the WTP is intended to accommodate 15,726 people** with an ADD of 5.7 ML and an MDD of 13.6 ML (USL, 2016). **This population is significantly smaller than the intended population of the Springbank ASP area. As such, major upgrades would be required to accommodate the ultimate Harmony and Springbank ASP populations.** There may be opportunity to stage these upgrades based on development within the Springbank ASP area in conjunction with growth in Harmony. However, only one expansion step was intended from Stage 1 to Ultimate for the WTP (USL, 2016).

However, Harmony Advanced Water System Corporation's Licence to Divert Water (#00414326-00-00 effective June 25, 2018) states: “a licence is issued to the Licensee to: operate a works and **to divert up to 917,221 cubic metres of water annually** at a maximum rate of diversion of 0.09 cubic metres per second (being the combined diversion rate in licence No. 00231686-00-00 plus this licence) **from the source of water for the purposes of Storage, Commercial, and Municipal (Subdivision Water Supply).**

Therefore, (as in 3.1.3 above) **there is a HUGE GAP between what Harmony's water licence is allowed to supply annually, i.e., 917,221 cubic metres, compared to Springbank ASPs' full build-out requirement of 9,613,925 m³ /year. Even the near-term service area requirement, i.e., 4,038,801 m³ /yr is clearly unattainable within the Harmony licence. Also, the Harmony licence is restricted to certain lands as detailed in 3.4 following:**

3.4 “**The Licensee shall divert the water only to the following points of use:** (a) NW 05-025-03-W5M, N1/2 08-25-03-W5M, SW 08-25-03-W5M, Portions of SW 09-25-03-W5M, NW 09-25-03-W5M, 07-025-03-W5M, Portions of SW 18-025- 03-W5M, Portions

of SE 1 8-025-03-W5M, Portions of NW 1 8-025-03-W5M, and Portions of SW 17-025-03-W5M.

These above-mentioned lands are within Harmony, not up to 12 km east of there.

3.7 *"The Licensee shall not divert more than 917,221 cubic metres of water per calendar year."*

Therefore, Harmony CANNOT supply sufficient potable water to the South ASP.

Section 20 STORM WATER

How does RVC verify that water originally sourced from the Bow River (e.g., Harmony) and the Elbow River (e.g., Cal Alta) is returned as wastewater to their original catchment area? Especially when both catchment areas occur in the South ASP according to Map 13.

20.13 *"The County will support proposals for storm water re-use through **purple pipe system** in accordance with provincial requirements."*

What is a "purple pipe system" – define or explain.

Section 2 Plan Purpose

"It is important that the vision, goals, and policies contained in the Plan address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County."

After reviewing both Springbank ASPs, it appears that the interests of residents, as well as all their feedback to RVC over the last few years, have been largely ignored.

Section 3 Springbank Vision and Goals

Why all of Springbank rather than South Springbank? The North ASP addresses North Springbank in its Section 3. More errors and inconsistencies.

Vision With the exception of *"but with Cluster Residential development offering a further choice that promotes the establishment of communal spaces"* (see comments below), the first paragraph contains statements that most Springbank residents would agree with and have promoted as their reasons for living here. **However, most of the policies in these draft ASPs do not reflect these vision statements.**

Goals Most Springbank residents would agree with these goals, e.g., Goal #1 *"Continue to develop South Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed in appropriate locations."*

However, RVC has engaged with landowners/taxpayers over the last few years but

most of that feedback has been ignored in these ASPs, therefore, directly contrary to Goals 6,11 and 15 following:

Goal #6. *“Collaborate and engage with landowners and adjoining jurisdictions throughout the planning process to build consensus on new development.”*

Goal #11. *Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.*

Most Springbank residents support agricultural uses (as above) but would NOT agree with “until alternative forms of development are determined” – that intention is NOT “supporting” agriculture but merely viewing it as a convenient land use temporarily.

Goal #15. *“Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife corridors, the existing groundwater resource, and drainage patterns within the watersheds of the Elbow River.”*

Most of these values have been ignored in these draft ASPs.

Also, **the ASP maps are missing proper identification of the Bow River**, which is the biggest natural feature in the area. Although the river itself is not in the South ASP, **much of the South ASP is in the Bow River watershed** rather than the Elbow River watershed. (And the north and northeast boundaries of the North ASP run along the Bow River / Bearspaw Reservoir.)

Section 4 Plan Area

*“The South Springbank Plan Area boundary is generally defined by the Elbow River to the south, and the city of Calgary to the east. **To the west, the Plan area adjoins the Harmony development** and agricultural lands. To the west of Range Road 34, lands are generally agricultural.”*

NO, that would be the North ASP. As in a previous point, RVC has split the ASPs but failed to get the details correct. This gives Springbank residents a very low level of confidence in the contents of both ASPs.

Map 2 and Map 3 “Railway lines” - NO, that would be in the North ASP. As above, incorrect and misleading details showing up throughout.

Section 5 Springbank Context

History (pg 10) After explaining that 2-acre lots were allowed by the 1990s, there is no explanation of why 2-acre lots became the standard lot size, i.e., that was the smallest lot that could safely be serviced by septic system because there is no existing wastewater infrastructure. Please add that information so that everyone understands why **2-acre lots are appropriate for unserviced lands**. Therefore, higher density residential developments must provide alternative servicing infrastructure or solutions for wastewater (stormwater and drinking water).

Existing Land Use *“Agricultural lands have been fragmented by residential and business development, and the viability of larger agricultural operations continues to be impeded by competing business and residential development.”*

The draft ASP policies propose to continue this **negative trend of agricultural fragmentation and development pressure**, rather than supporting the agricultural industry.

Existing Land Use Pg 10

Map 05: Existing Land Use – WRONG map number referenced

Section 6 Land Use Strategy

Purpose p.14 *“the residential areas of Springbank will continue to develop in the traditional country residential and new Cluster Residential forms, providing a range of opportunities for rural living”.*

Springbank residents previously gave RVC the feedback that there was virtually no support for “Cluster Residential Development”, except for special purposes, e.g., seniors’ housing.

“Future Expansion Areas 1 and 2 will provide opportunities for future growth” – there are NO such areas in the South Springbank ASP – those would be in the North ASP. Another example of a disturbing lack of attention to detail.

“The Springbank ASP plans for an approximate population of 14,600 with an average density of gross 0.89 upa” – the 0.89 upa proposal is double or triple the current 0.25-0.50 upa density for residential. This is NOT rural density and cannot be achieved without city-like servicing and infrastructure.

Policies 6.1 *“local plans must be prepared in accordance with Section 29 and Appendix B of this Plan” – there is NO Section 29 in (either the North or) the South ASP document* -another example of complete lack of attention to detail.

Maps 4 Existing Land Use compared to Map 5 Land Use Strategy

Map 4 shows about 50% of the lands zoned Agriculture.

Map 5 shows 0% of the lands zoned Agriculture – with most of the existing

agricultural land proposed to be converted into “*Cluster Residential Development*”, 1,430.57 ha (3,535 acres) according to Table 2. And more agricultural land converted to Infill Country Residential amounting to 1,571.80 ha (3,884 acres).

This is NOT a strategy, it's a proposed elimination of Springbank's historical farming and ranching industry, to be replaced by higher density residential development. This is unacceptable for a rural municipality. Again, this is completely contrary to the feedback that Springbank residents gave to RVC. This would represent a huge waste of productive agricultural land, which will be in high demand in the future to grow food to feed the local population.

Map 5: regarding the Lands on the NE corner of Springbank Rd and 101 Street shown as Urban Interface Area and Special Planning Areas with Interim Uses.

The **switch from Special Planning Area (SPA) to Urban Interface Area (UIA) in the Springbank ASPs is unjustifiable**. The Special Planning Areas carry with them obligations for future public engagement on any land use decisions in those areas. To suddenly change the identified land use at this late stage, with no public engagement regarding the appropriateness of the change, eliminates the promised future public engagement that residents will have relied on for all areas identified as SPAs in earlier drafts. **It is unacceptable to change the land use designation to circumvent such public engagement at the last minute.**

Also what is the broad white/uncoloured stripe running NW-SE between the Urban Interface Area to the north and Special Planning Area 2? The map key would indicate it is “Built Out Area”, which it is not – what land use is it?

Similarly south of Pinebrook Golf Course, the white area is not “Built Out Area” – what land use is it?

Map 5: Have the owners of Pinebrook Golf Course (shown as Cluster Residential Development) decided to convert their golf course into residential?

Section 7 Residential

“Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of Springbank”.

Most Springbank residents would agree to this statement. However, the ASP lays out higher density, suburban/urban scenarios rather than rural.

Map 05A: Infill Residential - “Railway lines” - NO, that would be in the North ASP. More incorrect details throughout.

Cluster Residential pg 24

*“Cluster Residential design sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while **permanently preserving***

a significant amount of open space for conservation, recreation, or smallscale agriculture uses.”

How will permanent preservation be guaranteed? In past discussions, RVC appeared to be promoting Cluster Residential to achieve higher density, so that in the future, the rest of the land could be developed to similar or greater density. **What guarantees can you provide to Springbank residents that 30% of gross acreage will be set aside to “minimize impacts on environmental features” and will be preserved permanently?**

“Further residential development will safeguard Springbank’s precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management.”

These statements (or claims) make no sense. At the very least, refer to reports/information that describe how this would be achieved or is even possible with the extent of development proposed in this ASP.

7.16 c) addressing the policies and requirements of **Section 14 (Transitions)** of this Plan

This reference to the section is WRONG. Lack of attention to important details.

Pg 24 *“Land use redesignations within these areas will require the prior approval of a local plan in accordance with **Section 29** and Appendix B.”*

There is NO section 29 in the South ASP.

7.29 *“Cluster Residential development shall provide: (b) a significant portion of open space that is **publicly accessible**...”* How will this be done? By designating it Municipal Reserve? Otherwise why would Cluster Residents have to share their open space with everyone else?

7.31 *“Cluster Residential development shall provide for well-designed **public gathering places** such as parks, open spaces, and community facilities.”* So the general public could use these places for parties? I don’t think Cluster Residents would agree to that.

7.35 *“Homeowner Associations, Community Associations, or similar organizations shall be established to assume responsibility for common amenities and to enforce agreements”...* I believe it would be necessary for Peace Officers to “enforce” not residents? Has RVC calculated these additional enforcement costs?

7.39 *“Open space shall constitute a minimum of 30% of gross acreage ... When identifying open space to be preserved:*

c) water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space;”

Please explain if this means that the additional areas would be designated ER (Environmental Reserve)?

7.41 ***“The minimum lot size for the Cluster Residential areas shall be 0.50 acres.”***
This amounts to 4 times the current minimum density across most of Springbank.
Current residents did NOT ask for this type of density in the ASP.

7.42 *Notwithstanding policies 7.40 and 7.41, **higher residential densities with smaller lots may be achieved** to a maximum of 2.0 units per acre through additional dedication of open space to a maximum of 40% of net developable area...”*

As above, current residents did NOT ask for this type of density in the ASP, even with extra open space.

Villa Condo Developments pg 31

The stated aim *“to situate accessible, low-maintenance housing in areas near local shops and services as they develop”* is NOT met by 7.44

7.44 *“Where determined to be compatible and appropriate, Villa Condo developments may be considered in the following areas: a) Cluster Residential; b) Cluster Live-Work;”*
Neither a or b would have shops and services, so that leaves just the community core plus c) Institutional and Community Services; and d) Commercial.

7.47 *Villa Condo developments within the Plan area should: a) have an approved local plan meeting the requirements of **Section 28**.*

There is no Section 28 in the South Springbank ASP. Another example of the inadequate effort put into this ASP.

Section 8 Institutional and Community Services

*“To ensure that Range Road 33 reflects the community’s character and promotes interaction and connectivity, the scenic and community corridors (**Section 21**) and active transportation (**Section 18**) policies of this ASP ...”*

These references are to the wrong sections. More shoddy work.

Section 9 Special Planning Areas

Objectives: *“Provide for limited-service, interim Commercial uses within Special Planning Area 1 prior to the area proceeding to build-out in accordance with the policies of any ASP amendment.”*

Please provide more information about commercial proposals that RVC has received.

9.1 a) *local plans and redesignation for interim uses proposed within **Special Development Area** 1 and 2... will be allowed subject to meeting criteria listed in **Policy 11.5: Special Planning Area 1 and 2 Interim Uses**”*

Do you mean Policy 9.5? 11.5 is about Setback Areas.

Also, there are **NO Special Development Areas** shown on Map 05 – do you mean **Special Planning Areas**?

9.3 *"The four identified Special Planning Areas may be amended in isolation or concurrently, according to each area's ability to meet the criteria listed in Policy 11.4."*
Do you mean Policy 9.4? 11.4 is about Setback Areas.

Again, there is NO care or accuracy in the presentation this ASP document and no verification of references. The wrong references make it impossible for the reader to follow up for more information.

9.4 *"Prior to amendment of this Plan to allow for the development of new commercial and/or residential uses in any Special Planning Area: a) a public engagement process involving area stakeholders shall be undertaken ..."*

The current process that RVC uses to notify "area stakeholders" is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then ALL residents within the area of the ASP should be notified.

9.4 e) *"appropriate interface and scenic corridor policies shall be established, consistent with Sections 10 and 17 of this Plan."*

Section 17 is Transportation – should it be Section 18? WRONG reference again.

Special Planning Area 1

9.5 *"Prior to an amendment to this Plan to remove the Special Planning Area, Commercial uses shall be allowed for an interim period within **Special Planning Areas 1 and 2** shown on Map 05..."*

The title and first phrase refers to Area 1 but then refers to Areas 1 and 2. Which is it?

9.5 d) *"transportation infrastructure improvements to accommodate the proposed commercial uses shall be identified and constructed as required by applicable"*

This is obviously an incomplete sentence – what is missing? Please complete.

9.5 e) *"the design and appearance of proposed commercial uses shall conform with policies set out within Section 17 (Scenic and Community Corridors)"*

Section 17 is Transportation – should it be Section 18? WRONG reference again.

9.5 f) *"the interface between the proposed commercial development and adjacent land uses shall be sensitively managed in accordance with policies set out within Section 10 (Transitions)"*

Section 10 is Urban Interface Area – do you mean Section 11? WRONG reference again.

9.6 *"All redesignation applications proposing interim development within Special Planning Area 1 and 2 shall be supported by a local plan in accordance with the requirements of Section 28 and Appendix B."*

There is NO Section 28 in this ASP. WRONG reference again.

Section 10 Urban Interface Area

This South Springbank ASP has recently been modified to redesignate the proposed auto mall location from Special Planning Area to this newly introduced category Urban Interface Area. This new designation specifically indicates it is for areas “**expected to develop in the near future**”. All restrictions related to the previous Special Planning Area (and to interim uses) are accordingly removed. The auto mall location is the only such designation in this South Springbank ASP.

I believe that RVC decided on this new Urban Interface Area designation because an auto mall cannot be considered an interim use and that RVC wants to see the full development requirements dealt with when considering the upcoming re-application.

I oppose this redesignation for several reasons, including the introduction of commercial zoning adjacent to existing country residential subdivisions (Heritage Woods, McKendrick Point and Springland Manor). Also, I also object to the special treatment being afforded this parcel in a zone otherwise considered “Special Planning Area”. That SPA designation is intended to reflect that “*detailed land use planning (in these areas) is not possible at this time, until there is further collaboration with the City of Calgary*”.

I ask that RVC reverts the designation for this parcel to Special Planning Area with no consideration for interim uses.

10.1 a) *Local plans shall demonstrate consistency with section 10: Transitions and section 17: Scenic and Community Corridors;*

Both these references to other sections are WRONG.

10.2 d) *appropriate interface and scenic corridor policies shall be established, consistent with Sections 10 and 17 of this Plan.*

Section 17 is WRONGLY referenced.

Section 11 Transitions

*“Agriculture is still a significant land use within and immediately outside of the Plan area and will continue **until the envisioned development occurs**. It is important that agricultural uses are allowed to continue unimpeded until the land transitions to an alternate land use.”*

As mentioned earlier, Map 05 shows NO agricultural land use, therefore it appears that the ASP is not a “plan” but a decision already made to develop 100% of the current agricultural land into commercial/residential. I and other Springbank residents do NOT want all agricultural land in South Springbank to be developed.

Objectives

- *“In accordance with the **County’s Agricultural Boundary Design Guidelines**,”*
Need to provide link to this document or attach it.

Business-Residential Transition pg 42

"The development of the **North Springbank ASP** area requires ..."

This is the SOUTH Springbank ASP – appalling lack of professionalism in this document.

11.1 Local plans for business uses adjacent to the residential land uses and the Business Transition areas shown on Map 05.

There are NO Business Transition areas shown on Map 05. What is meant?

*11.5 "Where commercial or industrial buildings are on lands adjacent to a residential area, the commercial or industrial building shall be **set back a minimum of 50 metres from the commercial or industrial property line.**"*

The setback should be at least 100 metres from a rural residential property.

*11.20 a) "Where non-agricultural buildings are on lands adjacent to the agricultural lands, the non-agricultural building should be **set back a minimum of 25 metres** from the non-agricultural property line;"*

Since Map 05 shows NO agricultural lands surviving, provision should be made to increase this setback to 100 metres from residential land.

Section 12 Agriculture

pg 47 *"The continued use of land for agriculture, until such time as the land is developed for other uses, is appropriate and desirable. The **Springbank ASP policies support the retention and development of agricultural uses ...**"*

This South Springbank ASP does NOT support agricultural land use, e.g., Map 05 shows the ASP strategy is that NO agricultural land use continues, but rather that these lands are developed.

12.9 "Applications for Confined Feeding Operations shall not be supported."

Need definition and example(s) of what Confined Feeding Operations are.

Section 13 NATURAL AND HISTORIC ENVIRONMENT

pg 55-56 **Map 06 shows Environmental Areas and Map 07 shows Wildlife Corridors but Map 05 shows that the land use strategy for most of these areas is to be developed. This is unacceptable. There MUST be Environmental Areas and Wildlife Corridors that are exempt from development.**

*13.13 **Building and development in the riparian protection area** shall be in accordance with the County's Land Use Bylaw and the County's Riparian Land Conservation and Management Policy.*

Building and development in the riparian protection area SHOULD NOT be

allowed, as per 13.16 *"The riparian protection area should remain in its natural state."*

13.17 ***"Public roads and private access roads may be allowed in the riparian protection area."***

Public roads and private access roads **SHOULD NOT** be allowed in the riparian protection area, as per 13.16 *"The riparian protection area should remain in its natural state."*

13.20 *"Until a Cultural Heritage Landscape Assessment of the Plan area is completed" and Actions 1.*

When will a Cultural Heritage Landscape Assessment be done, given the extent of development that is being planned for South Springbank, these need to be completed as soon as possible?

13.22 *"Names of new developments and/or roads should incorporate the names of local settlement families, historical events, topographical features or locations."*

Note that Qualico planned to erroneously name their commercial/residential development on the Rudiger Ranch lands as "Coach Creek" which is the name of the creek several kilometres east of there, adjacent to Artists View. So the ASP just stating that these names be used is obviously not going to address the issue of the wrong names being applied.

NOTE: the naming issue can be high risk when it comes to Emergency Response, as has been experienced with the confusion between Springbank Hill (and all the "Springbank" street names there) in Calgary, and Springbank in Rocky View.

Section 17 Transportation

Map 09 should show the whole extent of Old Banff Coach Rd/Provincial Hwy 563, just as Hwy 8 and Stoney Trail are shown entirely (even though Stoney Tr is not yet complete) and both are outside the ASP. Why only showing part of OBCR/Hwy 563, even part of it which is inside the ASP?

Likewise pg 65-67 do not mention Old Banff Coach Rd/Provincial Hwy 563. This plan needs to include a discussion on how this highway fits in and will play a part in the South ASP, especially with all the development that is being proposed along both sides of this road. This should include engagement with residents along OBC Rd/ Hwy 563 and other Rocky View users of this road.

17.3 *The County shall collaborate with The City of Calgary to develop a joint study for 101st Street in accordance with Action Item #8 (Section 28: Implementation).*

There is no Section 28 in this South ASP.

Section 18 Scenic and Community Corridors

Pg 69 *"the transportation infrastructure will largely be defined through the future planning of the **Special Planning Areas**, as discussed in **Section 11** of this Plan."*
No, not Section 11 which is Transitions – which section?

Objectives pg 69

Map 10 - With just one Scenic and one Community Corridor shown on Map 10, it is unclear what parameters are used to designate one of these corridors – only where there is new development planned? And if so, why not show all of 101 St to be a Scenic Corridor (which it certainly is)? Needs explanation here or reference to another document.

18.5 *"Notwithstanding, **Policy 21.4 of this Plan**, interim uses allowed within **Special Planning Area 5 under Section 11 of this Plan.**"*

There is NO Policy 21.4 and there is no Special Planning Area 5 in this South ASP.

18.6 *"Planning and development within the **Highway 1 West Corridor Key Focus Area**" (see Map 10: Scenic and Community Corridors) shall be subject to the policies of the Rocky View County/City of Calgary Intermunicipal Development Plan." (IDP)*

Highway 1 West Corridor Key Focus Area is NOT in the South ASP, nor is that term/category shown in the key for Map 10.

18.7 *"All local plan applications proposing development within a scenic corridor area identified on Map 10: Scenic and Community Corridors shall meet the applicable scenic corridor policies set out within this section and the requirements of **Section 28** and Appendix B."*

There is NO Section 28 in the South ASP.

"Community Corridor Views" figure (no number and no reference in Section 18?) This unreferenced figure and photos need explanation – they appear to show both South and North ASP. Need a description of how this fits in Section 18 and what the numbered pink view symbols represent.

#3 view is where an RV sales business has been proposed on the west side of RR 33. On the east side is the bulldozed field that is Bingham Crossing, with a huge "Coming Soon" billboard and piles of topsoil that were pushed up years ago. On the south side of Hwy 1 are RV storage lots and empty buildings in Commercial Court. Immediately to the west, along the south side the fence is lined with Harmony marketing gimmicks. Any view(s) that existed are now compromised. RVC needs to update these Scenic Corridor Views and photos.

Section 21 SOLID WASTE AND RECYCLING

Residential Areas

21.2 Solid waste management will be the responsibility of property owners and/or lot owner associations ...

Residential areas singled out but this ASP needs a new bullet point 21.3 that addresses Commercial Areas.

Section 22 EMERGENCY SERVICES

22.3 NO information – is this information that has been deleted or accidentally left out?

Section 25 IMPLEMENTATION

Objectives • *“Implement the Land Use Strategy and policies of the Springbank Area Structure Plan.”*

NO, as mentioned above in Section 6, implementing these Land Use Strategies would result in the elimination of all Agricultural land use and completely cover the South ASP with residential. This is unacceptable for a rural municipality to propose in a rural area. Also shouldn't this refer to the SOUTH ASP?

Pg 87 Plan Review and Amendment

*“The **future development** outlined in the Springbank Area Structure Plan **will principally be driven by market demand and availability of servicing.**”*

That servicing does not yet exist and according to the current technical assessments, may never be possible. Do RVC or developers intend to commission further technical assessments to generate a workable utility servicing plan? These would be paid for by developers, not taxpayers. Also shouldn't this refer to the SOUTH ASP?

25.8 “The principal consideration in the phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.”

Based on the discussion of Utility Services above (Section 20), this South ASP cannot proceed. Also shouldn't this refer to the SOUTH ASP?

Table 04: Implementation Actions Pg 88

ALL the section number are either wrong or do not exist in the South ASP. More shoddy work in presenting this ASP. Also, these misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

Section 26 INTERMUNICIPAL COORDINATION AND COOPERATION

26.2 *“Development proposals adjacent to the city of Calgary shall ensure that transition and interface tools are used in alignment with **Sections 21 (Scenic and Community Corridors), 14 (Transitions);”***

These sections are both **WRONGLY** referenced – more shoddy work.

Appendices

APPENDIX C: INFILL DEVELOPMENT CRITERIA

Pg 109 **Infill Opportunities for NW-30-24-2-W5M** (SW of Artists View)

Is the intention actually for “shoulder widening” as the key indicates, or is this a completely separate bike/walk pathway through the undeveloped Qualico lands?

The pathway shown is quite some way from the road to be labelled “shoulder widening”.

Also shown on pg 119 for **SW-30-24-2-W5M** (Solace, Shantara, Horizon View)

Pg 113 **Infill Opportunities for SE-30-24-2-W5M** (east of Artists View/West Bluff Rd)

The key shows “I-2; I-4; I-6” for areas coloured dark brown. The north section is obviously Burnco gravel pit lands. What is the status of the brown shading on the lands south of OBC Rd? Is this what used to be called Special Planning Area?

Pg 116 **Infill Opportunities for SW-20-24-2-W5M** (Heritage Woods and West Bluff)

The key shows “I-2; I-4; I-6” for areas coloured dark brown. What is the status of the brown shading on the lands south of Heritage Woods? Is this what used to be called Special Planning Area?

APPENDIX E: PLANNING SPRINGBANK – shouldn't this be SOUTH?

“It is important that the vision, goals, and policies contained in the ASP address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.”

However, it would appear from both the North and South ASPs that the interests of residents have been largely ignored, while the interests of non-resident landowners have been listened to.

Table 06: Principles and Objectives of the IGP Pg 125

With the exception of Section 7 (Residential), ALL of these sections are wrongly referenced in Table 06.

Pg 126 *“these areas have been designated as Special Planning Areas (see Section 11).”* **Again, the WRONG section #.**

Rocky View Municipal Development Plan (County Plan) Pg 126

“A key direction of the Municipal Development Plan (County Plan) is to use land

efficiently by directing growth to defined areas, thus conserving the remaining large blocks of land for agricultural use. Springbank is identified as a Country Residential Area in the Municipal Development Plan (County Plan)."

However, the wall-to-wall Cluster Residential and Infill Residential that the South ASP proposes, leaves no space/lands for agriculture.

"The Municipal Development Plan (County Plan) emphasizes the importance of retaining rural character through the use of adjacent open space, community design, and reducing the development footprint."

This would indicate that the ASP should be proposing lower, not higher density.

Pg 127 **"Map 05 of this ASP identifies a Regional Business Area around the Springbank Airport and also a Highway Business Area adjacent to the Highway 1/Range Road 33 interchange."**

These are NOT in Map 05 and are NOT within the South ASP - that would be the North ASP.

Public Engagement Process Pg 127

*"The County's engagement strategy provided opportunities for **much-valued input from landowners, stakeholders**, adjacent municipalities, and the general public, all of which has, in part, informed the overall vision and policies of the ASP."*

As above, it would appear that the "much-valued input from landowners, stakeholders", who are also residents, has been largely ignored.

The current process that RVC uses to notify "area stakeholders" for public engagement is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified.**

APPENDIX F: LOCAL PLANS IN THE SPRINGBANK PLAN AREA

Pg 131 Table 09: Local Plans in the Springbank Plan Area

Shouldn't this be plans for the South ASP, not all of Springbank. Some of the plans listed are in the North ASP.

Comments from: Ena Spalding
178 Artists View Way T3Z 3N1



Attention: Springbank ASP Team and Council

February 3, 2021

Re: Springbank Area Structure Plans

This letter is for circulation to all Councillors and within the appropriate planning groups. In summary, we request that Council delay a decision on the Springbank Area Structure Plans until adequate community consultation has taken place on the changes that have occurred to the Plan(s) between April 28, 2020 and today.

Process Shortfalls:

The splitting of the ASP seems to have arisen after three years of work by administration and extensive community consultation. This highlights a process shortfall that the County should investigate and correct for future planning endeavors. We reviewed the discussion that took place at Council on April 28, 2020 regarding the Springbank ASP. It seemed there was a concern that the ASP was too big. Clearly, there is a gap in the planning process that allows an ASP to move ahead for more than three years before it is determined to be "too big". Council needs to apply a framework of some sort so that this doesn't happen again. At the April 28, 2020 meeting, Councillor Hanson referred to the importance of process and consistency. We concur and challenge the County to develop a consistent set of guidelines that will inform the size and scope of future Area Structure Plan processes. In fact, the first step of an ASP should be to determine the constraints on size; it should not be the last step! The framework should include guidelines for ASP Size (max / min): Is its size defined by acres? Population? Boundaries, such as roads or rivers, or the City of Calgary? How about by land use designation? How do regional growth plans impact or constrain the size and where are these requirements listed? We see that there are now developer-led ASPs along Highway 8. Do these align with a central process or are they outside of a central process?

Lack of Appropriate Consultation for Late-Stage Changes:

Since the Springbank Area Structure Plan was unilaterally modified by Council last July, there has not been appropriate consultation with the community. Staff and volunteers have spent countless hours on the singular ASP, which was suddenly withdrawn and subsequently changed - seemingly unilaterally - at the Council level. Internal "Council workshops" on the Springbank ASP were referenced at the April 28, 2020 meeting but we are unable to find minutes. What did Council consider in arriving at its

recommendations for two plans? What are the pros/cons of returning to the North/South ASP versus a singular plan? So far, the community has not been informed of the rationale, other than that it was deemed “too big”. Again, “too big” by what standards? Yet, the Plan was not only split into two, but there is a new land use designation called “Urban Interface” that has significant implications for the future of the community. Where did this come about and why? Who initiated this change? Given there are now several hundred acres of this “Urban Interface” with its extensive commercial and high density residential abutting acreages, we ask for a time-out for the community to process and comment on this change.

Certainly, COVID has challenged the consultation process, but we ask Rocky View County to be creative on this front just as it was in the early stages of consultation on the ASP. We commend the area structure planning team on their excellent early stage consultation in 2016-2019. The online tools for commenting were creative and engaging. They provided a framework for how the County can effectively engage residents and how residents can provide feedback collectively and remotely. In the online tool, residents could add comments to a map and these comments were visible to others, who could then comment. The result was a useful feedback loop and dialogue between residents, which the planners used effectively to draft the ASP. This online tool was powerful and transparent. Unfortunately, it seems that the closer we get to approval of the ASPs, the less public consultation there is despite the rather large changes to the Plan(s). Given the lack of true consultation over the past 8 months or so and the magnitude of changes, we request that another public consultation process, including online information sessions and online feedback tools be required prior to the approval of either ASP at Council. Last week, at our request, the ASP planning team hosted two 1-hour sessions with residents to discuss the ASP process. Although notice was short, these were well-received. However, we request more engagement on aspects of the Plan that residents are concerned about (Urban Interface, Commercial districts, Special Planning Areas).

Regarding process, we ask whose responsibility is it to consult with the community? Our Councillor? Administration? We highlight the following exchange at Council on April 28, 2020. Why was Councillor Wright’s motion defeated when it seems to be a reasonable request? The discussion by Councillors was that it was too vague as motion. Well, the outcome is that Council effectively voted to bypass further consultation. We believe that Springbank residents have shown interest in the Area Structure Plan and the engagement process and we are disappointed that this important consultation step post-July 2020 was omitted. We would like an explanation for this decision.

2020-04-28-16 (E-2)

Divisions 2 & 3 – First Reading Bylaw – C-8031-2020 – Springbank Area Structure Plan

File: N/A

MOVED by Councillor McKylor that this item be tabled until July 28th, 2020 and that Administration be directed to hold an additional workshop with Council to determine how this area is best served, whether through one large ASP or if it is better served through two or more ASPs.

Carried

MOTION ARISING:

MOVED by Councillor Wright that depending on the outcome of the Council workshop another set of public engagement sessions be scheduled for the Springbank Area Structure Plan.

Defeated

River Access & River Parks:

Springbank is unique in Rocky View County as it is bordered by both the Bow and the Elbow rivers. Residents have repeatedly emphasized the importance of maintaining and growing river access and yet, this objective does not seem to be represented in any planning document. We request that for developers along the river, the right for public access to the rivers be **enshrined** in the ASP and relevant development policy/ policies going forward. Case in point, the River's Edge development required intervention by a Councillor to send the development back for more work to address this deficit. If river access were required in the planning process, it would not be up to an individual Councillor to highlight the oversight. Rather than an example of the process working, this is an example of a failure of process and a gap in the development review process.

Traffic Management:

Again, we reiterate that we do not think traffic lights are appropriate for this area. Roundabouts would be far superior for our rural interchanges that require another level of traffic calming.

Our prior comments are still valid (as outlined in our July 1, 2020 letter, below):

General:

- We request that all new development applications must be circulated through the Community Association prior to 1st reading at Council. We request that an action item identified in the ASPs mention the Community Association as a specific stakeholder for consultation. Our interests include aesthetics of commercial and industrial developments, parks and open spaces, reserve land designations, setbacks and lighting, among other items.
- We were not contacted about the splitting of the ASPs. We have continually requested to be notified by the County about items that impact Springbank. To date, we have not achieved this goal and are frustrated by the lack of circulation. For instance, there is a survey on RR31 speed limits (according to signs on RR31). We were not notified of this survey. The result is that we are unable to share this information in a timely manner with our area residents. It is vexing that we could help by distributing information in our newsletter and on social media, yet, we hear about information sometimes too late to share.

- Originally, the ASP process seemed to have much opportunity for public consultation. We realize the COVID has changed the landscape of consultation, but most of the community is not following Council agendas and therefore would not be apprised of ASP progress. The last comment period was missed by most people (and ourselves). In this specific circumstance, we request that the ASP team host a zoom call for community members to call in to.

Splitting of the ASPs:

- We do not understand why the ASP has been split into two. Initially, there was much consultation and deliberation about one or two ASPs. For many valid reasons, one singular ASP was selected as the best approach. We believe that it is rather late in the process to revisit this rather critical point. It would seem to us that you must now return to your original consultation protocols to alert the community and receive feedback on this important decision. Meanwhile, we have several questions on this item:
 - Was the purpose to shrink the size of the ASP? If so, what other avenues were considered to achieve this? The combined size of the two ASPs is the same, so what have you achieved with this?
 - What was the basis of using Township Road 245 as the boundary?
 - What other alternatives were considered to splitting the ASP in this manner?
 - Would it be better to consider splitting the area into east/west from an ASP perspective?
 - Would it be possible to pull out the quarter sections on either side of Highway 1 out from a planning perspective and leave the rest of the community intact?
 - Would it be possible to pull out the Special Planning Areas along the ring road on the east edge of the ASP? These sections have little in common with the balance of the community.
- It appears that in choosing the North/South split, you have fallen back on historical thinking. In fact, we believe these labels of South/North are unhelpful from a community planning perspective. Community services should serve the entire community, not North or South. Further, our most important community road, RR33, spans both North and South ASPs. North and South residents share schools and amenities. By separating the two as you have, you create the perception that all the amenities are in the South and the North has few to none.
- The result of the splitting is that you have now burdened our Association and other volunteer groups with dual ASPs. This is duplication that we see as unnecessary. We now need to read and comment on two documents, rather than one. There is much duplication between the two, which creates unnecessary work for RVC staff and community volunteers. In the future, you have effectively doubled the work and cost for all involved. Is this really necessary?
- We are concerned that people lose the right to comment on the ASP if they do not live in that area of Springbank.

ASP Comments:

- Philosophy: There seems to be a focus on each quarter for illustrative purposes - density per quarter, open space per quarter. We are concerned that this focus on “the quarter” may contribute to a lack of vision for the connectivity and continuity between quarters. We have seen time and time again the lack of continuity between and among quarters and challenge RVC to address this issue going forward.
- Commercial Areas in North: There seems to be much focus on business commercial along RR33 (East Side) in the North. While we appreciate the long-term goal of the County to grow the commercial tax base, we point out that Bingham Crossing has taken a decade to get to the point it is at. Is such a large swath of commercial zoning appropriate at this time? Perhaps if you are looking to shrink the ASP, you could look to these sections.
- Institutional and Community Services: We do not understand the focus on South Springbank in this topic. In the North plan, Institutional and Community Services is mentioned in passing, while in the South ASP is featured more prominently. What is the rationale behind this approach?
- Regional Park & River Strategy: While Springbank is bordered by the Bow and Elbow Rivers, we do not see any vision for river parks, or contiguous public land along the rivers. Such parks would provide a legacy investment in this area and would anchor our community on both sides. Such river access planning appears to have been squandered over time thus far. Nevertheless, we see the success of proper river parks planning in Calgary. In our 2016 survey of the community, river access was one of the most desired amenities. Therefore, we ask for the inclusion of river parks in the ASPs for both rivers. Developers should not be able to develop along the river without conforming to a master river parks strategy. We ask that a river parks strategy be developed for the Springbank area within the area structure plans. In North Springbank, the access should be off of Range Road 33. In south Springbank, a discussion needs to take place on this access, but access to the river for the public should not be contingent on a developer and their required open space planning.

We do not see any plans for contiguous parks in the area structure plan. Again, one only needs to look to Fish Creek Park in Calgary to see that this use of land is a long-term benefit for the region. Our concern is that, if master-planned spaces are not included in the ASP, there is a void of vision that will impair planning and and rely disproportionately on developers to plan our open spaces. This is not appropriate. The following excerpts from the North Springbank Area Structure Plan illustrates this point:

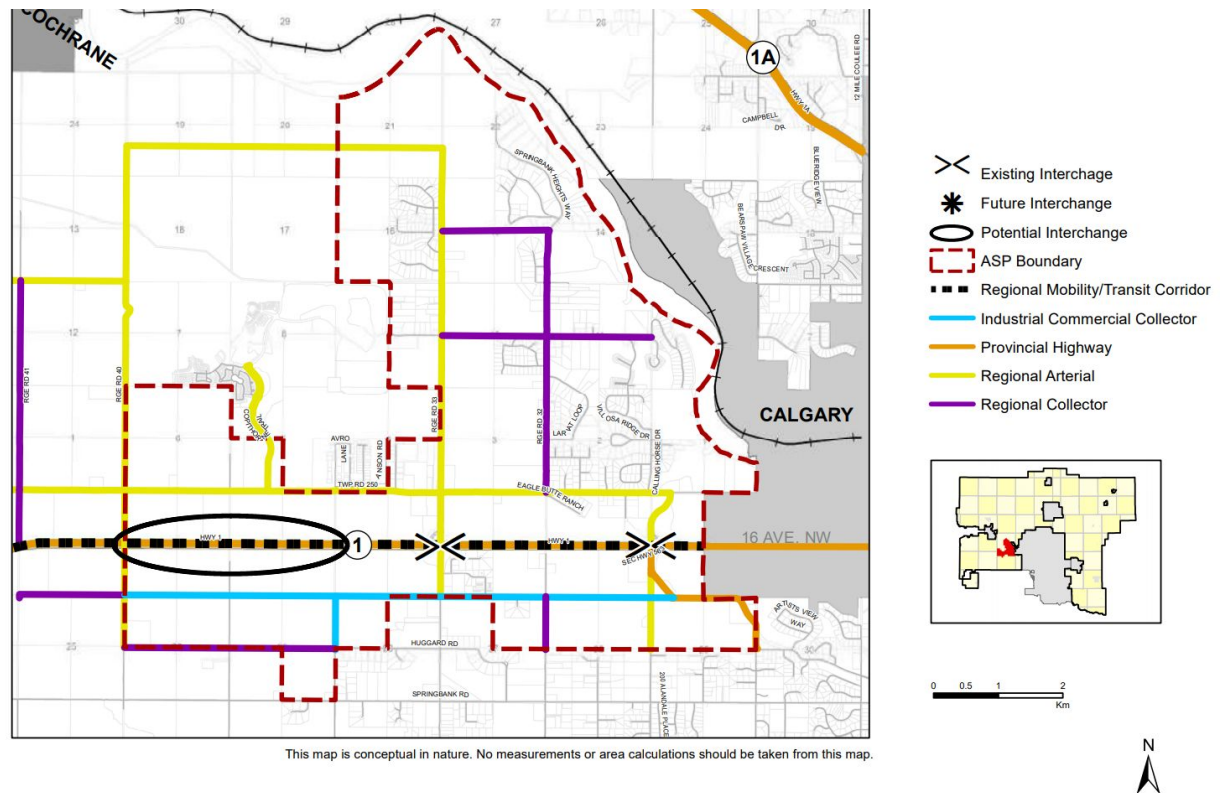
- 7.27 Local plans shall include provisions for an Open Space Management Plan to ensure effective management, which includes:
- a) identification of open spaces and associated improvements;
 - b) relationships between open spaces, municipal and environmental reserves;

and

- 7.38 Open space shall constitute a minimum of 30% of gross acreage, not including municipal or school reserve dedications or infrastructure dedications such as roads, utilities, etc. When identifying open space to be preserved:
- a) of the minimum 30% open space required, a minimum of 50% shall be suitable to support passive and active recreation;
 - b) priority should be given to existing agricultural operations, intact natural areas, habitat for rare and endangered species, wildlife corridors, natural and restored prairies, significant historic and archaeological properties, and steep slopes;
 - c) water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space; and
 - d) open spaces designed to provide plant and animal habitat shall be kept as intact as possible, and trails shall be designed to avoid fragmenting such habitat.

Relying on developers to identify and plan open spaces will result in a disjointed patchwork of open spaces, which is not acceptable. Master-planned and large-scale open spaces must be identified within the ASP. From this point, developers can use this information to inform their development and open space plans within their specific development.

- Transportation:
 - We strongly urge the County to reject traffic lights within the community and, instead, use roundabouts as traffic calming and management tools. We were alarmed to see traffic signals on RR33 in the Watt Study. This is not appropriate for our community. We have been working with Bingham Crossing on a traffic circle at RR33 and Township Road 250 and, yet, this item is not included in the study. Where is the disconnect?
 - We would like to understand the justification of Township Road 245 as a "Industrial Commercial Collector" (Map 9 in North Springbank ASP). What is the basis for this classification and what does it mean?



Map 09: Transportation Network

- Scenic and Community Corridors: The Community Association has an interest in signage and design of community entrances and we request consultation on and input towards this planning.
- Waste Water: It appears that there is still no plan for regional waste-water servicing, which will continue to delay development. Waste-water management appears to be a significant barrier to development and a sticking point for approvals.

We hope that you consider the above points in your discussions.

Karin Hunter

President, Springbank Community Association

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - South Springbank ASP Bylaw C-8064-2020_Opposition to Approval
Date: February 2, 2021 2:31:54 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: swong

Sent: Tuesday, February 2, 2021 2:26 PM

To: Michelle Mitton ; Legislative Services Shared

Subject: Re: [EXTERNAL] - South Springbank ASP Bylaw C-8064-2020_Opposition to Approval

I would like to know why the area north of township road 245(Rudiger Ranch area) is outside the South Springbank ASP. It should be included in the plan as it has not been annexed by the City of Calgary and is not serviced by City of Calgary utilities. There was an open house several years ago at the Crestmount community hall and a number of affected parties submitted their comments, including the undersigned. This area is also serviced by Old Banff Coach Road which is not designed for a substantial increase in traffic. As you are aware the traffic pattern on Old Banff Coach Road is being studied by a number of different parties and the outcome of the road will be greatly affected by the results of the South Springbank ASP. The development of the entire area should be reviewed at the same time, not as a piecemeal approach and a one off in order to achieve a totally integrated plan.

Regards,

Stan Wong

35 Artist View Point
[REDACTED]

On Feb 2, 2021, at 11:46 AM, <MMitton@rockyview.ca>

<MMitton@rockyview.ca> wrote:

Good morning David,

Thank you for submitting your comments on this proposed Bylaw, they will be included in the agenda for Council's Consideration at the public hearing February 16, 2021.

Thank you,

Michelle

Michelle Mitton, M.Sc

Legislative Coordinator – Legislative Services

Rocky View County

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: David Webster [REDACTED]

Sent: Tuesday, February 2, 2021 10:53 AM

To: Legislative Services Shared <LegislativeServices@rockyview.ca>

Cc: 'Patricia Carswell' [REDACTED] 'Linda Kisio' [REDACTED] 'Jeff Wensley' [REDACTED]; 'Benno Nigg' [REDACTED]; 'Swong'

[REDACTED]; 'Dunn' [REDACTED]; 'bobetcheverry'

[REDACTED] 'LAURIE HARMS' [REDACTED] 'W FORSTER'

[REDACTED]; 'DENNIS BALDERSTON' [REDACTED] 'patrick
klassen' [REDACTED]; 'laura armstrong'
[REDACTED] 'Kevin O'Brien'
[REDACTED] 'Neil Likely' [REDACTED]; 'Bob Geddes'
[REDACTED] 'Ross Macdonald' [REDACTED]
'Sarah Lambros' [REDACTED] 'Carla Berezowski'
[REDACTED]; 'Naomi Nind'
[REDACTED] 'Mike O'Reilly'
[REDACTED] 'Erik Bakke' [REDACTED]; 'Warren Holmes'
[REDACTED]; [REDACTED]; 'cupidopw' [REDACTED]
'Mark Maier' [REDACTED] 'Laura West' [REDACTED]
'Lee Macdonald' [REDACTED] 'Carol Stinton' [REDACTED]
'James LoGullo' [REDACTED] 'Paty Narvaez' [REDACTED]
'Andrea Osmond' [REDACTED] Dan Goldstein'
[REDACTED]; 'Jared Green' [REDACTED]; 'Deepak Saini'
[REDACTED]; 'Rachel Ollen' [REDACTED]; 'Ryann Altwasser'
[REDACTED]; 'Gail O'Reilly' [REDACTED]

Subject: [EXTERNAL] - South Springbank ASP Bylaw C-8064-2020_Opposition to
Approval

Do not open links or attachments unless sender and content are known.

Respectfully Submitted,

David Webster

107 Heritage Place

[REDACTED]

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - South Springbank ASP, Bylaw C-8064-2020, File 1015-550
Date: February 1, 2021 1:12:33 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Reynish [REDACTED]
Sent: January 30, 2021 12:29 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - South Springbank ASP, Bylaw C-8064-2020, File 1015-550

Do not open links or attachments unless sender and content are known.

Dear Rocky View County

I am writing to express my concern with the scope and volume of changes in the proposed South Springbank ASP which seems to be designed to completely change the nature of South Springbank and undermine the reason the current residents decided to live here in the first place. It is a significant departure from the existing plan and there has not been enough time or consultation in assessing the downside risks. I think you can expect a lot of negative feedback and i would urge you to take these concerns on-board and make changes to the plan. Please do not ignore the input of local residents. Quite frankly this is not the time to push forward with this amount of disruptive change.

Of particular concern is the apparent desire to move away from the tranquil, wooded, rural country residential community that has been established, that maintains nature (flora and fauna), animal migration routes etc.

I would ask you to re-look at the proposed commercial development areas with a view to eliminating Urban Interface Areas and Interim Uses for commercial/industrial development.

The impact on house prices, property taxes will be negative, substantial and long-lasting. This is in very few peoples interest.

Kind regards

Steve Reynish

242249 Westbluff Road
Calgary
T3Z 3P2

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - BYLAW C-8064-2020
Date: February 2, 2021 11:43:19 AM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: [REDACTED]
Sent: Monday, February 1, 2021 7:24 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8064-2020

Do not open links or attachments unless sender and content are known.

We are completely ***Opposed*** to the proposed bylaw. Your cluster residential area that you propose is too massive for the idyllic rural setting in Springbank. The public school system is already bursting at the seams and would be unable to support the massive number of families moving into the area. A private school is not the answer as many still cannot afford the price of a private education.

Cluster residential area will also be unsustainable in terms of water and sewage. Area structure studies support minimum 2 acre lots.

The amount of traffic would also increase exponentially making it difficult to enjoy the natural preserve that we have out here not too mention the increase danger to children, cyclists and pedestrians.

This would also increase the light pollution as we continually add in lights and traffic lights as well as noise pollution due to the volume of traffic.

Plus a large portion of the Murray Lands are set aside as a Natural Preserve. This is obviously ignored in your ByLaw

No, No, No!

Susan & Rainer Iraschko

73 Sterling Springs Crescent

Rocky View County
Municipal Clerk's Office

December 27, 2020

Re: South Springbank Area Structure Plan

To Whom It May Concern

I am a land owner in Springbank and live at 102 Artists View Way.

I have read the latest version of the South Springbank Area Structure Plan (ASP) and I oppose it. I think that Map 05 Land Use Strategy says it all. When one looks at this map, it becomes clear that rather than enhance the country way of life that the ASP purports to encourage, and that we the homeowners who live here want, this proposed ASP creates islands of country residences that will be surrounded by high density housing or commercial development. While this is to the advantage of those who seek to maximize profits, it is a terrible ASP for those of us who actually live here. The following types of housing development schemes show how the high density housing will be achieved.

These high density developments are hidden under the guise of Villa Condo Developments and Cluster Housing.

Villa Condo Developments

To justify high density condo developments in Springbank primarily on the basis of meeting the needs of seniors who want to stay in Springbank does not stand up to scrutiny. In order for seniors to utilize these condos, they need to be able to drive. There is no transit system in Springbank. As seniors lose their ability to drive, they will be forced to seek accommodation within the city. So while it is true that some seniors may benefit from these proposed Villa Condo Developments for a time, this logic cannot be applied to justify the very large areas that are proposed for this kind of high density housing.

Cluster Housing

This concept is also another subterfuge for constructing high density housing for general use. This concept is justified on the basis of offsetting the high density housing with significant open space provisions. One might take some comfort in this concept if the green spaces that are used to justify these developments are set up to remain green spaces in perpetuity but they are not. There are no guarantees that at some point in the future some developer would not come back to Council and seek to develop these green spaces with more high density housing. And we have no guarantee that the Council of the day would not support such a proposal. Therefore all this Cluster Housing concept does is provide for a phasing in of what will ultimately be large areas of high density housing.

In summary, I am opposed to the proposed ASP because it promotes high density housing at the expense of the country living atmosphere that it is supposed to promote.

Respectfully

David Sutton

From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - FW: Springbank ASPs - comments for public hearings due by Wed. Feb. 3rd
Date: February 2, 2021 10:12:12 AM

Jessica Anderson

Senior Planner | Planning Policy

From: Michelle Mitton <MMitton@rockyview.ca>
Sent: January 28, 2021 11:28 AM
To: Jessica Anderson <JAnderson@rockyview.ca>
Subject: FW: [EXTERNAL] - FW: Springbank ASPs - comments for public hearings due by Wed. Feb. 3rd

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Trudy Pinter [REDACTED]
Sent: January 27, 2021 5:09 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - FW: Springbank ASPs - comments for public hearings due by Wed. Feb. 3rd

Do not open links or attachments unless sender and content are known.

Hello,

This is in response to the Bylaw C-8064-2020 for South Springbank.

The document shown below shows in detail what the concerns of the residents of South Springbank are. I am in agreement with the points addressed and request these points to be respected and addressed.

Thank you

Trudy Pinter

From: Rocky View Forward <info@rockyviewforward.com>

Sent: Wednesday, January 27, 2021 16:49

To: Rocky View Forward <info@rockyviewforward.com>

Subject: Springbank ASPs - comments for public hearings due by Wed. Feb. 3rd

Greetings:

The public hearings for the North and South Springbank Area Structure Plans are being held electronically on February 16th and will be livestreamed on the RVC website. **The deadline for written submissions is Wednesday, Feb. 3rd.** These should be emailed to legislativeservices@rockyview.ca and should identify which ASP you are commenting on – Bylaw C-8031-2020 for the North Springbank ASP and Bylaw C-8064-2020 for the South Springbank ASP.

You can find the ASPs and the supporting studies [here](#).

Pre-recorded audio or video presentations may also be submitted up to noon on Feb. 15th. These are intended to replace in-person presentations that otherwise would be made at the public hearing. Details for these can be found [here](#).

Key Comments & Observations

Our overarching comment is that the proposed North & South Springbank ASPs appear to largely, if not completely, ignore input from local residents. The future laid out in these ASPs bears little resemblance to the tranquil, rural country residential community that attracted people to choose Springbank as their home.

The ASPs are full of errors & inconsistencies

The versions of the North and South Springbank ASPs that were given first reading on July 28th are riddled with errors, apparently caused by a too-hasty splitting of the one ASP into two documents. There are innumerable incorrect cross-references, maps in the wrong ASPs, etc. These errors make responding to the ASPs more difficult and send an extremely negative message to residents.

Splitting the ASPs is contrary to resident input & has no apparent rationale

Council's decision to split the Springbank ASP into two documents is completely contrary to input received during consultations on the ASPs. Residents overwhelmingly wanted one ASP for their one community.

The County's updates on the ASPs state that the ASPs were split "to better capture the distinct character and goals for the north and south areas of Springbank". Despite that assertion, the vision and goals for both ASPs remain unchanged from those in the single ASP, with the one exception of a goal for orderly business development added to the North ASP.

This leaves unanswered the critical question of why the ASPs were split apart – a question heightened by the apparently arbitrary dividing line between the North and South ASPs. One might understand a division along the Trans-Canada highway or even one quarter section south of the highway to keep the highway corridor in one ASP. However, a line that varies between one and three quarter sections south of the Trans-Canada, with no explanation, defies understanding and leaves one wondering about unidentified ulterior motives.

Servicing strategy extended and costs increased

The major change that accompanied splitting the ASPs is that the utility servicing section now includes proposed piped service to be provided by Calalta in its franchise area. This is in addition to the proposed piped utility servicing along the Trans-Canada corridor and down the east side of the South ASP that will be provided through the Harmony water and wastewater treatment plants.

The extension of piped water / wastewater systems related to the Calalta service area is all in the North ASP, except for the institutional & community services quarter sections along Range Road 33 north of Springbank Road in the South ASP.

Adding Calalta increases the costs of the proposed piped servicing to support commercial/industrial and higher density residential development from \$570 million to \$667 - \$680 million at full build out (from \$158 million to \$214 - \$240 million in the near term). Although the ASPs assert that these costs will be borne by developers, no information is provided about how these substantial upfront costs will be financed. Almost twenty years after making a significantly smaller investment to build water/wastewater infrastructure in east Rocky View, the County has yet to come close to recouping that investment.

Servicing fails to address issues for new residential development

Piped water / wastewater infrastructure in the near term is proposed to serve the Trans-Canada corridor, which has predominantly non-residential uses. As a result, it does not address any of the servicing concerns with higher density residential development being proposed throughout much of the ASP areas. Even the full-build out servicing strategy does not intend to provide piped services to these residential areas.

In these areas, the ASPs will continue to permit piped-in potable water from private water co-ops with on-site disposal of treated wastewater – an alternative that, over time, raises the water table and increases flooding risks. The only substantive change is a shift to communal wastewater treatment options rather than individual high-tech septic systems.

Cluster residential becomes default residential land use

Residents expressed a strong preference for maintaining Springbank's rural character and did not support cluster residential development except for special purposes such as seniors' housing. They also expressed serious concerns about the need for proper servicing for any future development in Springbank. Despite this input, the ASPs have designated just under 30% of the total area to be cluster residential

development (31% in the North ASP and 27% in the South ASP). Cluster residential assumes 1.5 dwelling units per acre; but will be able to increase to 2.0 units per acre.

On a related point, infill country residential development will permit 1-acre parcels rather than being limited to the 2-acre minimum for country residential properties.

Massive population increases

The ASPs' land use strategies will result in estimated populations of 17,890 in the North ASP (with 1.18 dwelling units per acre) and 14,600 in the South ASP with 0.89 dwelling units per acre). These are dramatically higher than what would result under the current ASPs, which would have been a maximum combined full-build-out population of 19,396. The new ASPs are almost a 70% increase.

Even more startling is the reality that the ASPs' population figures exclude the estimated 10,845 residents anticipated in the future expansion area and special planning areas, which are all included in the full build-out servicing strategy. Including these areas, the estimated full-build out population of 43,335 is 225% of what would have been expected under the current ASPs.

Cluster residential will create private enclaves

The emphasis on cluster residential development will transform Springbank into enclaves of private communities rather than maintain its welcoming, open rural character.

- Cluster residential will permit half-acre parcels, with increased densities possible in exchange for more open space within the cluster development.
- No information is provided to support the assertion that the open spaces in cluster developments will be accessible to the general public. The ASPs assume this open space will be maintained by local homeowner associations. Typically, such open space is treated as private space accessible only to the immediate community.

Agriculture becomes merely a transitional land use

The land use strategies for both ASPs completely eliminate agricultural land uses. They treat agriculture as a transitional use until it is pushed out by residential or commercial development. This is contrary to resident input that emphasized the importance of retaining rural, agricultural land uses as an essential component of the community's character.

Commercial / industrial land use significantly expanded

North Springbank, in particular, will be dramatically altered by the substantial increase in commercial and industrial development.

As well, interim commercial uses will be permitted in some of the Special Planning Areas along the RVC – Calgary border for up to 25 years (a lengthy "interim" period).

The public hearings for the Springbank ASPs are being held on the same day as the public hearing for the new Municipal Development Plan. All three documents facilitate a future for Springbank and the rest of Rocky View that is far removed from the rural character that attracted residents to live here. Once approved, the MDP and the Springbank ASPs will provide the planning framework for future development for 20+ years.

If you haven't already submitted your comments on the proposed Springbank ASPs, we encourage you to do so as soon as possible – the Feb. 3rd deadline is coming soon. Feel free to use any of the material in this email in your comments.

As always, if you have any questions or comments, please let us know. Also, please share this with your friends and neighbours.

All the best,

Rocky View Forward

[If you no longer want to receive our emails, just let us know and we'll remove you.]

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] -
Date: February 3, 2021 11:30:37 AM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Bev Schultz

Sent: Monday, February 1, 2021 6:55 PM

To: Legislative Services Shared

Subject: [EXTERNAL] -

Do not open links or attachments unless sender and content are known.

January 29, 2021

Rocky View County

legislativeservices@rockyview.ca

Legislative Services

262075 Rocky View Point

Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re:Support for Springbank ASP Amendment

As a landowner with Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County.

WLC owns 135 acres (55 hectares) within SE 9-25-3-W5M bordering the Springbank Airport and the Hamlet of Harmon. We feel this location provides an excellent location for airport-related business and employment growth.

WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development.

The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,

Bev Schultz

CC.

Reeve Daniel Henn, Rocky View County

Councillor Mark Kamachi, Rocky View County

Councillor Kim McKylor, Rocky View County

Councillor Kevin Hanson, Rocky View County

Councillor Al Schule, Rocky View County

Councillor Jerry Gautreau, Rocky View County

Councillor Greg Boehlke, Rocky View County

Councillor Daniel Henn, Rocky View County

Councillor Samanntha Wright, Rocky View County

February 3, 2021

Rocky View County
262075 Rocky View Point
Rocky View, AB T4A 0X2

Attn: Rocky View Council
c.c Planning & Development Services
publichearings@rockyview.ca; legislativeservices@rockyview.ca



Re: Springbank ASP

To whom it may concern,

Calaway Park (Calalta Amusements Ltd.) and Calalta Waterworks Ltd. have been established and active in the Springbank Community for the past 40 years. Calaway Park being one of Alberta's top family tourism destinations, leads Rocky View County as its #1 tourism attraction. Calalta Waterworks Ltd. has serviced the community (schools, businesses and residents) with safe potable drinking water for the past 40 years.

Having participated in the North and Central plans (1996-2000), Calaway Park and Calalta Waterworks Ltd. are in support of the North (Bylaw C-8031-2020) and South (Bylaw C-8064-2020). We see them as an evolution and extension of the North/Central plans that exist today. We believe the comments/observations included below are important for Council members and the County Planning & Development Services department to consider.

North ASP (Bylaw C-8031-2020):

Calaway Park and Calalta Waterworks Ltd support the North ASP Plan. Our comments are:

- In coffee chats and open houses, we and others stated that the commercial corridor was from the Springbank High School/Park for all Seasons to the ASP borderline being Harmony. The commercial corridor potential will be on Range Road 33 Northbound; therefore, we feel that Range Road 33 to the High School should be in the North Plan.
- In the riparian set back noted on page 62/63, the size of waterway in our property is out of context and incorrect in size.
- It is understood that the transportation network identified on page 68, map 8, is at a higher level and for future consideration, yet we would want the reader to know that Calalta Amusements will only build 440 metres of Township Road 245 as per the CastleGlen Functional Transportation Plans (1,2,3). This road will be built as per county standards, same specs as Eastbound Township Road 245 was built to.
- Calalta Waterworks Ltd. Franchise Area with the County is established in the ASP. For the reader, please note that the intake system and Water Treatment Plan have been built for the next 100 years. Note, infrastructure exists and is functional for this area of the ASP.

South ASP (Bylaw C-8064-2020):

Calaway Park and Calalta Waterworks Ltd support the South ASP Plan. Our comments are:

- We believe through all community input that we have participated in indicated the Business/Commercial corridor is from the Springbank High School/Park for all Seasons to the ASP borderline being Harmony. The commercial corridor potential will be on Range Road 33 Northbound;

therefore, we feel that Range Road 33 to the High School should be in the North Plan, not the South ASP. This was discussed with the County Planning & Development Services department during public consultation.

- Calalta Waterworks Ltd. has been providing safe potable drinking water for the last 40 years. We would want it noted for the reader that the new Water Treatment Plant commissioned in 2015 and the Calalta Waterworks Ltd. intake system off the Elbow River has been built for the next 100 years. We have the capacity to service the South ASP area.

Network Analysis; Watt Consulting Group:

For the most part Calaway Park and Calalta Waterworks Ltd are in agreement with the Watt Report except in the below two areas:

- The Watt report makes mention of 'Traffic Signals' in the future for Township Road 245 and Range Road 33 (page 36). This would be a significant error. Separate from the traffic of Calaway Park, this intersection would be backed up in the morning on a daily basis, as this intersection is the main traffic corridor for the Springbank Schools. In addition to the Functional Plans that exist, the entrance way to Commercial Court will be closed, forcing southbound traffic to go to Township Road 245 and turnaround. This will only create more vehicle access to this area. The only option would be a roundabout.
- It is also noted that this network analysis is higher level and for future consideration, yet we would want the reader to know that Calalta Amusements will only build 440 metres of Township Road 245 as per the CastleGlen Functional Transportation Plans (1,2,3). This road will be built as per county standards, same specs as Eastbound Township Road 245 was built to.
 - A turnaround cul-de-sac will be built at the end of the 440m as the road does not extend to our property line West bound as it has not been purchased/expropriated by any Government party.

Servicing Strategy; ISL Engineering:

For the most part Calaway Park and Calalta Waterworks Ltd are in agreement with the ISL Report except in the below areas:

- Section 3.2 Existing Water Infrastructure
 - Calalta Waterworks Ltd. is referred to as a private water utility, we request consideration to be called a public/private regional water utility
- Figure 3.2 – Existing Water System
 - Calalta Waterworks Ltd. Water Treatment Plant is not indicated
 - Why have the Calalta Waterworks Ltd. waterlines not been included?
- Section 10
 - There was no communication between ISL and Calalta Waterworks Ltd. with respect to future cost analysis especially when it relates to existing infrastructure in place. We are aware this is a higher-level report, but would like it noted for the reader. Calalta Waterworks Ltd. has borne the cost of the infrastructure and the Springbank Community has been a recipient for the last 40 years.
 - Figures 10.2-10.5 do not appear to include existing Calalta Waterworks Ltd. waterlines in place.

- Wastewater Treatment
 - ISL has made references to Calalta's Franchise Agreement inclusive of Wastewater, this is incorrect. Would like the reader to note the Calalta Franchise Agreement is water only not wastewater.
 - It would be advisable to know if this has any impacted on the cost calculations performed.

We appreciate all of the public consultations and hard work of the County Planning & Development Services department in the development of the Springbank Plans. Calaway Park and Calalta Waterworks Ltd. are in support of the North (Bylaw C-8031-2020) and South (Bylaw C-8064-2020) and as previously stated we see them as an evolution and extension of the North/Central plans that exist today. We believe the comments/observations we have included are important to be considered and noted for the reader.

Respectfully,



Bob Williams
General Manager
Calaway Park
Calalta Waterworks Ltd.

c.c Gordon Dixon; President, Calalta Amusements Ltd.; Calaway Park; Calalta Waterworks Ltd.
c.c Dena Dixon; Vice President, Calalta Amusements Ltd.; Calaway Park; Calalta Waterworks Ltd.
c.c Paul Seo; Director of Finance, Calalta Amusements Ltd.; Calaway Park; Calalta Waterworks Ltd.

/sb

February 1, 2021

To: Legislative Services, Rocky View County

Regarding:

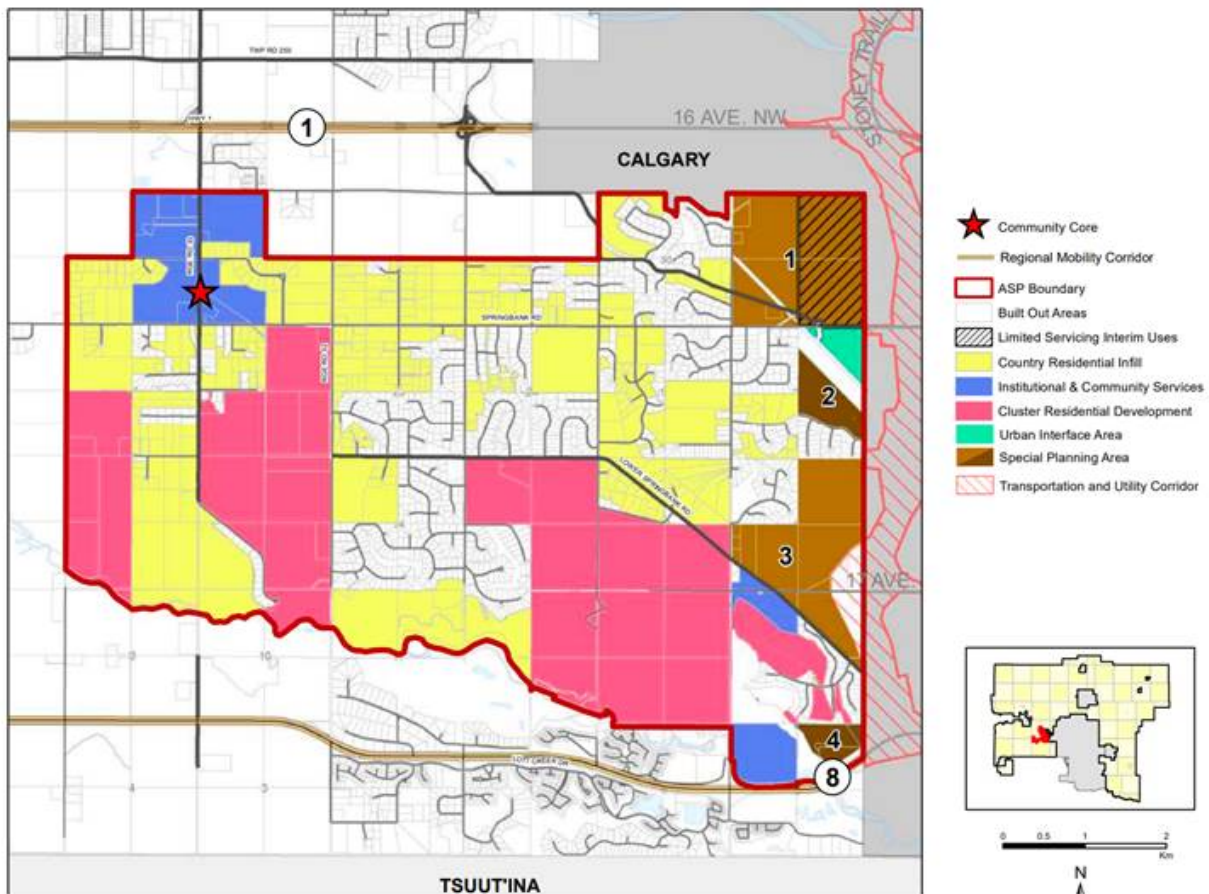
Bylaw C-8064-2020 – A Bylaw of Rocky View County to Adopt the South Springbank Area Structure Plan

Submitted Comments: James M (Mike) and Carol Gilchrist

43 Grandview Pl, Calgary, AB T3Z0A8

While it is not our intent to appear at the public hearing, we wish to have our comments noted to become part of the public record (our personal contact information will be redacted prior to release to the public).

As we understand them, we have summarized the key components of the South Springbank Area Structure Plan. In general, it appears reasonable, and likely to take a few decades before it is fully implemented. For example, it envisions ZERO agriculture within the plan area, which obviously depends on the pace of land sales. Map 5 on Page 15 of the Plan is a good visual aid:



Key Components:

- Land Use Designations and %:
 - Currently Built Out, and future Country Residential Infill (2 acre lots, white and yellow): 58.4%
 - Cluster Residential (0.5 acre lots with caveats, pink): 26.8%
 - Special Planning/Urban Interface (rust, brown, green): 9.3%
 - Institutional and Community Services (blue): 5.5%
 - These are commercial areas, including the “Core” Area, along Range Road 33, from Springbank High to the TransCanada corridor. Table below:

Institutional and community services uses shall be restricted to the following within the Plan area:

- Arts & Cultural Centre
- Athletic and Recreation Services;
- Childcare Facilities;
- Cemetery and Interment Services;
- Government Services;
- Farmers' Markets;
- Funeral Services and Entombment;
- Indoor Participant Recreation Services;
- Medical Treatment Services;
- Museums;
- Private Clubs and Organizations;
- Public or Quasi-Public Buildings;
- Public Parks;
- Religious Assembly;
- Schools, including accessory Dormitories;
- Signs;
- Special Events Parking; and
- Tourism

The “Cluster Residential” (pink) designation is the most significant deviation from what we see in Springbank now and comprises large areas east and west of Grandview/Swift Creek. It is also the most complicated category. The basics appear to be:

- Developments of 0.5 acre lots, that must include 30% green space. And the average density of the development cannot exceed 1.5 units per acre. However, more green space allows higher density, up to 2 units per acre if the green space is 40% or more.
- The Cluster category allows “Villa Condos”. This concerns us the most, but these are envisioned as small, senior-friendly facilities:
 - Maximum density is 4 units per acre.
 - Single story bungalows and duplexes.
 - “Villa Condo developments should account for a **maximum of 10%** of the gross developable area of the proposed local plan”.
 - See details on Pages 31-32 of the Plan.

In summary: we view Cluster Residential as the category with the most potential to go “sideways”, but as proposed, it is well thought out. And, accommodating seniors who want to stay in Springbank is a worthy endeavor.

Thus, while in favor of this plan, we do ask that Rocky View recognize our concern regarding potential problems with the Cluster Residential category.

Grandview HOA

February 3 2021

C/O Martin Teitz

President Grandview Park Homeowners Association

24 Grandview Rise

Calgary Alberta T3Z 0A8

Dear Rocky View Council Members,

I am writing in response to Bylaw C-8064-2020: Adoption of the South Springbank Area Structure Plan.

The Grandview Park home owner's association represents 60 homesites adjacent to a proposed Cluster Residential Development. My community will be directly impacted by the new proposed bylaw.

With that said, I am supportive of the bylaw if the following suggestions are implemented:

- Widen existing roads (Lower and Upper Springbank Road and RR32) that connect with the Cluster Residential Development to accommodate increased traffic volume, add appropriate signage and control and enforce traffic speed.
- Architectural controls need to be maintained to a high standard in Cluster Residential Developments so that there is consistency with the established neighboring communities.
- Viable waste water disposal plan to accommodate higher density housing.
- Existing view corridors must be maintained from established neighboring communities.
- Dust and noise suppression procedures must be in place during construction.
- Walking pathways must be connected between new and existing communities.

Thank you for your attention to these concerns,

Martin Teitz

President Grandview Park HOA

Rocky View County legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: Support for Springbank ASP Amendment

As a landowner with Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County. WLC owns 135 acres (55 hectares) within SE 9-25-3-W5M bordering the Springbank Airport and the Hamlet of Harmon. We feel this location provides an excellent location for airport-related business and employment growth. WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development. The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan. As such, we are in full support of the plan as presented.

Sincerely,

Tina Ostafichuk

CC. Reeve Daniel Henn, Rocky View County Councillor Mark Kamachi, Rocky View County Councillor Kim McKylor, Rocky View County Councillor Kevin Hanson, Rocky View County Councillor Al Schule, Rocky View County Councillor Jerry Gautreau, Rocky View County Councillor Greg Boehlke, Rocky View County Councillor Daniel Henn, Rocky View County Councillor Samanntha Wright, Rocky View County

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: Support for Springbank ASP Amendment - Westside Land Corporation

On behalf of Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County.

WLC owns 135 acres (55 hectares) within SE 9-25-3-W5M bordering the Springbank Airport and the Hamlet of Harmon. We feel this location provides an excellent location for airport-related business and employment growth.

WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development.

The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,

WESTSIDE LAND CORPORATION



David Brezsnyak
President

CC.
Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samantha Wright, Rocky View County

Michelle Mitton

From: Carol Elliott [REDACTED]
Sent: February 3, 2021 7:07 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8031-2020 and C-8064-2020

Follow Up Flag: Follow up
Flag Status: Completed

Do not open links or attachments unless sender and content are known.

Please accept this email as a submission in regards to the proposed Bylaw C-8031-2020 and C-8064-2020 which refers to the new Municipal Development Plan (MDP) for the Springbank area.

- > We have been residents of Springbank for 20 years. We appreciate our large, yet cohesive community that is connected and spans over the TransCanada highway.
- >
- > We are opposed to the proposed MDP on the following grounds:
- >
- > 1). Splitting the Springbank area into two development plans would divide our community. By this plan, the North side of Springbank would become the industrial/commercial area, and as a result existing properties would depreciate in value. This is unacceptable to us as our quality of life, the diversity of future development and the balance between both agriculture and commercial interests must abide by the same expectations.
- >
- > 2). Proper due diligence has not been followed by the County. The residents have not been given proper time and notice to consider these significant proposed changes.
- >
- > 3). The County appears, though its Plan to promote significantly higher density in Springbank. This is unacceptable without extensive consultation with existing developments that contain greater than 2 acre parcels. To randomly identify these lands, within existing developments as sites for further higher density is disappointing to the community that these smaller parcels may exist. No public consultation has been done to inform or consult with these communities.
- >
- > 4). Any proposed, higher development needs to have a significantly larger setback than what is proposed in both the Springbank ASP Servicing Strategy and the ASP's for both North and South Springbank. Fifty (50m) meters is an unacceptable buffer, and a minimum of 200m should be considered. The priority, job and responsibility of the County is to PROTECT the existing stakeholders (primarily country residential) and balance the desire for increased tax revenue from higher density residential or commercial development.
- >
- > In summary, we are opposed to both Area Structure Plans as proposed.

Best regards
Carol and Pete Elliott
7 windmill way
Calgary Ab
[REDACTED]

Michelle Mitton

From: Murphy, Patrick [REDACTED]
Sent: February 3, 2021 7:32 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Oppose the Bylaw C-8064-2020

Follow Up Flag: Follow up
Flag Status: Completed

Do not open links or attachments unless sender and content are known.

As a resident of Sterling Springs Crescent **please make note and confirm that you have received this email.**

I oppose the Bylaw C-8064-2020. I am the owner of 31 Sterling Springs Crescent.

Patrick Murphy, P.Eng.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Michelle Mitton

From: Geoff Dyer <gdyer@bapg.ca>
Sent: February 3, 2021 9:17 PM
To: Legislative Services Shared
Cc: Jim Dewald; Ruth Peters
Subject: [EXTERNAL] - South Springbank ASP Comment Submission
Attachments: South Springbank ASP Comments from Peters Dewald 03 February 2021.pdf

Follow Up Flag: Follow up
Flag Status: Completed

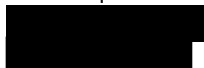
Do not open links or attachments unless sender and content are known.

On Behalf of our client Peters Dewald Company, please find attached our comment submission for the South Springbank ASP.

Thanks,

**Geoff Dyer**

Partner | Master Planning and Urban Design Strategic Lead | MEDes (Urban Design), CNUa



follow | [@gdurbanist](#)

B&A Planning Group | Proudly Celebrating 30 Years in Business | 600, 215 – 9th Avenue SW | Calgary, AB T2P 1K3 | [bapg.ca](#)



This communication and attached files are intended for the use of the addressee(s) ONLY and may contain confidential or legally privileged information. Any use, distribution or copying in whatever manner of this information is prohibited. If you have received this communication in error, please inform us promptly by reply email, then delete this communication and destroy any printed copy. B&A Planning Group thanks you for your attention and cooperation.



03 February 2021

Municipal Clerk's Office
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Attn: County Council through the Municipal Clerk's Office

Re: Comments on the South Springbank ASP Public Hearing

On behalf of our clients Jim Dewald, Ruth Peters, and John Taylor of the Peters Dewald company, we respectfully submit these comments for the upcoming public hearing of the South Springbank ASP.

We are excited about the vision to enhance Range Road 33 as an important focal point for the community and have appreciated working with County Staff and other stakeholders as the plans have evolved. Nearly fifteen years ago, The Peters Dewald company purchased just over 82 acres of the Buckley family lands on the west side of Range Road 33, just south of Elbow Valley Elementary School and Springbank Middle School. Their vision for these lands has been to create a community focal point in the form of a walkable, traditional rural village as a setting for community services, small local businesses, a range of public spaces, and a vibrant destination for nearby residents. Importantly, it would also bring a modest number of family-oriented single-family residences into walkable proximity to adjacent schools and bring a vibrancy to nearby existing and planned institutional and commercial uses.

The Buckley Village vision is viewed by the Peters Dewald company as an important legacy project that fills a critical missing gap in the larger vision of Springbank's core. They are fortunate to have the patience to see their vision through in step with community aspirations. Fortunately, the proposed Village concept fulfills a majority of policies and requirements of the proposed ASP. However, there are three areas that pose significant barriers to the project, and that will likely hold the community back from realizing their aspirations for a vibrant community centre. To this end we respectfully ask Staff and Council to consider these comments and proposed amendments:

1. A Community Center is more than a Retirement Community: In proximity to existing schools, employers, and both existing and planned institutional uses, a diversity of residents is critical. Current policies are aimed at those who can either afford a large-lot country residential lifestyle or the proposed "Villa Condo" which is aimed at single story, stairless homes for retirees and those with disabilities. Although the Villa Condo allows for up to 4 units per acres, its exclusionary definition prevents diversity at the community's centre, particularly young families who may wish to move near schools, jobs, and services. To this end we request considering a wider, more inclusive definition for residential at this intensity, while maintaining the rural feel of house-scaled residential forms.



Requested Policy Revision 1.

7.47 Villa Condo developments within the Plan area should:

...

b) ~~predominantly be~~ accommodate single-family scaled buildings including stairless, single-storey bungalows or attached units (two units); two storey single-family homes or duplex/semi-detached; and accessory laneway housing.

2. Local Plan Land Use Composition: Local Plans will be a great way to focus in on policies specific to a smaller geographic area. It is anticipated that these Local Plan areas will encompass multiple landowners and include both existing and future land uses. While it is understandable that there will need to be limitations and balancing of land uses within a Local Plan, policies aimed at limiting the percentage of a certain land use within a plan area (i.e., residential shall be no more than 25% of plan area) will be difficult firstly because of the inclusion of multiple property owners in a plan area (who gets the 25%?), but more importantly in response to currently undefined geographic area (what is included in the plan area to determine how big 25% of the plan area is?). Because this process is County led, specific land use areas should be determined through the Local Plan process in response to community and landowner consultation in response to the needs and constraints of the local area.

Requested Policy Revision 2.

7.49 Villa Condo developments can be limited by land area through a Local Plan. It should account for a maximum of 10% of the gross developable area of the a ~~proposed~~ local plan, except when it forms part of a Commercial or Institutional and Community Service development. ~~land use area~~ where it should account for a ~~maximum of 25% of the gross developable~~ be limited in response to the needs and constraints of the Local Plan area in response to landowner and community consultation. ~~of the proposed local plan.~~ Local Plan areas within Institutional and Community Service may include existing Institutional and Community Services as part of the plan area.

3. Build-Out Restrictions: The ASP anticipates a number of build-out restrictions for residential uses throughout the ASP including the Institutional and Community Services in Section 8.0. The idea would be to ensure certain community service and institutional uses are built before residential subdivision is approved. While understandable, the prescribed percentages blanketed through the plan may not be feasible and may in turn hold back the very land uses these policies are meant to ensure. The "Local Plans" process allows for policy to respond more directly to the needs of a specific area. To this end, it is requested that for Section 8.0, these ASP policies are more general in nature, directing specific build-out requirements to the Local Plan process. It is notable that holding back private development in lieu of funding and constructing public institutional uses, the complete build-out of community services and commercial uses before the supporting "rooftops" are built, and the possibility of one private development being subject to the performance of another private development parcel, are all complications likely to sterilize development of these areas altogether.

Requested Policy Revision 3.

8.5 Residential development may be supported within the Institutional and Community Services areas identified along Range Road 33 on Map 05: Land Use Strategy, subject to the development meeting the policies set out within Section 7 of this Plan and the following criteria:

...

d) ~~Through the local plan process, it may be~~ established that a certain percentage of ~~60% of the~~ proposed Villa Condo development proposed within a local plan shall not receive ~~a percentage of~~ subdivision approval until ~~certain~~ the proposed institutional and community services ~~and/or commercial uses~~ have been constructed ~~within parcels of contiguous, single ownership. This shall be established in consultation with the landowner as part of the Local Plan process. Controlled through appropriate phasing of subdivision approvals.~~

On behalf of our clients at Peters Dewald Company, we thank you for the opportunity to provide comments on this Area Structure Plan.

Respectfully Submitted,



Geoff Dyer

Partner | Master Planning and Urban Design Strategic Lead | MEDes (Urban Design), CNUA

gdye@bapg.ca

Michelle Mitton

From: [REDACTED]
Sent: February 3, 2021 4:35 PM
To: Legislative Services Shared
Cc: info@rockyviewforward.com; Division 2, Kim McKylor; Division 7, Daniel Henn
Subject: [EXTERNAL] - Bylaw C-8031-2020 and C-8064-2020

Follow Up Flag: Follow up
Flag Status: Completed

Do not open links or attachments unless sender and content are known.

Good Afternoon:

Please accept this email as a submission in regards to the proposed Bylaw C-8031-2020 and C-8064-2020 which refers to the new Municipal Development Plan (MDP) for the Springbank area.

We are fairly recent residents of Springbank for 6 years ,tThe Springbank area has long held a reputation for beautiful vistas that has balanced a diversity of development that ranges between 2 and 160+ acres. Historically, farm and country residential have lived side by side.

Our household is opposed to the proposed MDP on the following grounds:

- 1). Splitting the Springbank area into two development plans would fractionate the community. By this plan, the North side of Springbank would become the industrial/commercial area, and as a result existing properties would depreciate in value. This is unacceptable to us as our quality of life, the diversity of future development and the balance between both agriculture and commercial interests must abide by the same expectations.
- 2). The 2013 Springbank County Plan accessed many working groups and through time and diligence by all parties developed a framework for Springbank. The same due diligence has not been followed by the County and it is unacceptable.
- 3). The County appears, though its Plan to promote significantly higher density in Springbank. This is unacceptable without extensive consultation with existing developments that contain greater than 2 acre parcels. To randomly identify these lands, within existing developments as sites for further higher density is insulting to the community that these parcels exist. No public consultation has been done to inform or consult with these communities. We find this unacceptable.
- 4). Any proposed, higher development MUST have a significantly larger setback than what is proposed in both the Springbank ASP Servicing Strategy and the ASP's for both North and South Springbank. Fifty (50m) meters is an unacceptable buffer, and a minimum of 200m should be considered. The priority, job and responsibility of the County is to PROTECT the existing stakeholders (primarily country residential) and balance the desire for increased tax revenue from higher density residential or commercial development.

To close, our household is strongly opposed to both Area Structure Plans as proposed. More thorough public engagement is required.

Kind Regards

Regards
Robert and Sally Lupton.
28 Windmill Way
Calgary T3Z1H6

Michelle Mitton

From: Linda Turnbull [REDACTED]
Sent: February 3, 2021 4:36 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Oppose the Bylaw C-8064-2020 - to adopt the South Springbank Area Structure Plan.

Follow Up Flag: Follow up
Flag Status: Completed

Do not open links or attachments unless sender and content are known.

To whom it may concern

As residents of 84 Sterling Springs Crescent, we oppose the Bylaw C-8064-2020 - to adopt the South Springbank Area Structure Plan.

Peter Kockerbeck and Linda Turnbull